

GLASGOW CENTRAL

conservation area appraisal



Finalised
March 2012



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GLASGOW CENTRAL CONSERVATION AREA APPRAISAL

FINALISED
March 2012

Prepared by Nick Haynes & Associates
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PDF EDITION

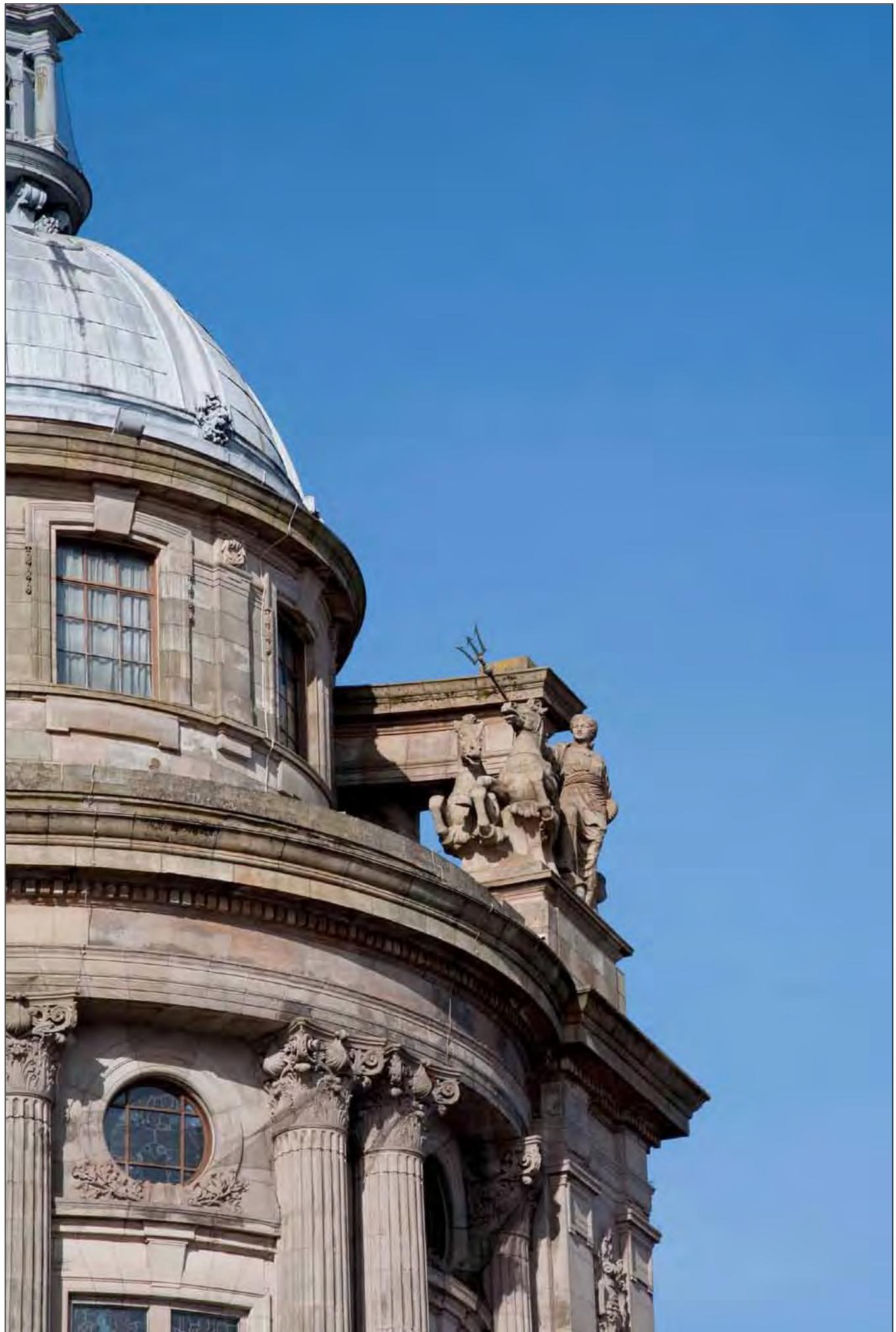
Section and sub-section headings are tagged in the index (click on the text to navigate to the page). Clicking on the coloured side-tabs on each page returns the reader to the index. Hyperlinks to websites outside the document can be activated by clicking.

Cover images

Background: Glasgow Cross and Tolbooth Steeple (1626, John Boyd)
Top detail: Glasgow Cathedral (from the 12th century)
Middle detail: Egyptian Halls, 84–100 Union Street (1871–73, Alexander Thomson)
Bottom detail: The Lighthouse (Former Glasgow Herald Building), Mitchell Lane (1893–95, Charles Rennie Mackintosh)

Frontispiece (overleaf)

Clydeport, 16 Robertson Street (extension of 1905–08), JJ Burnet



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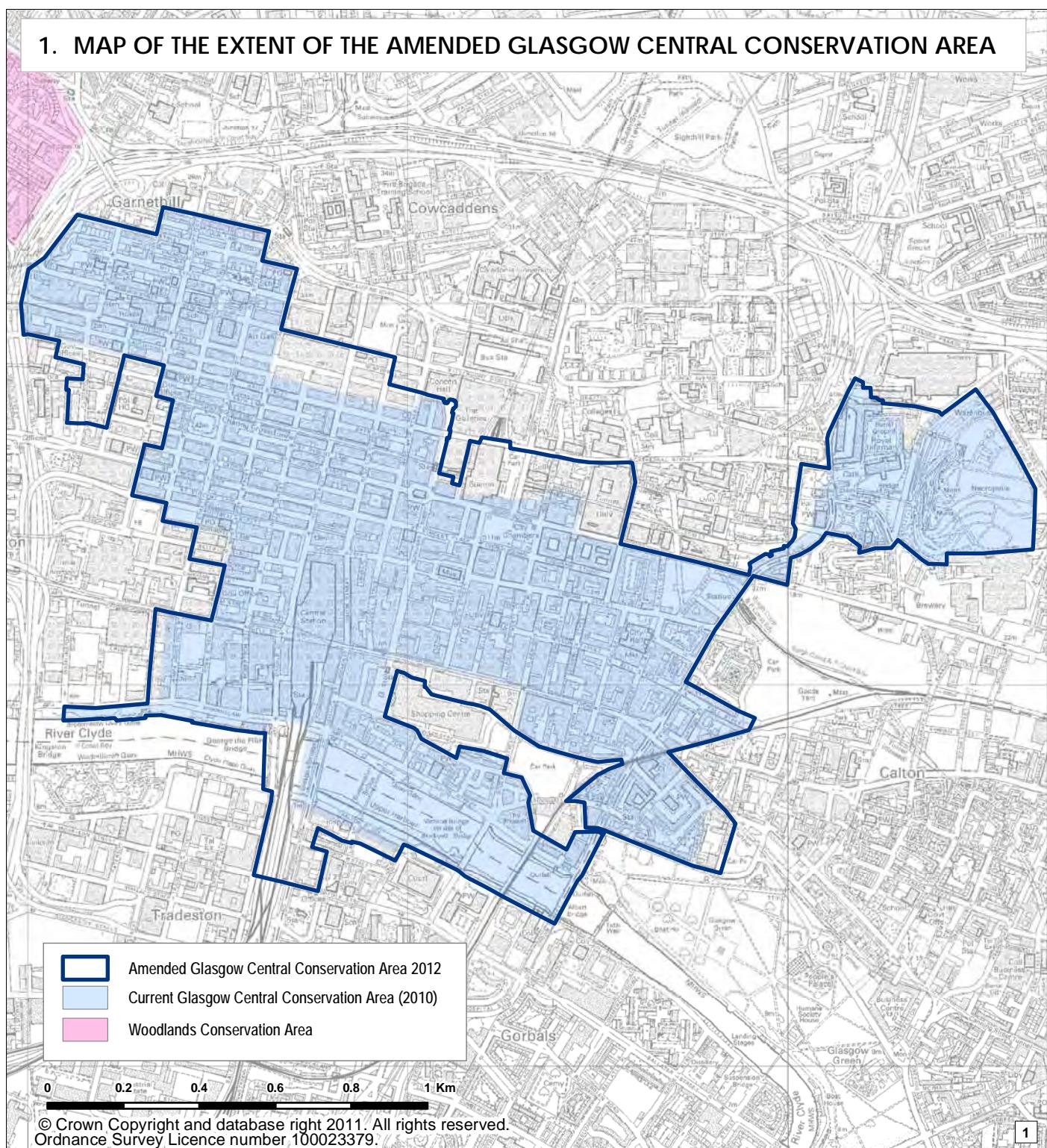
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Location

Glasgow Central Conservation Area comprises the City Centre at the heart of Greater Glasgow. The Conservation Area extends from Garnethill in the north-west to the Necropolis in the north-east, and from Broomielaw in the south-west to Albert Bridge in the south-east (see Figure 1).

Conservation Areas

Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas.

A conservation area is defined in the Act as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

All planning authorities are required by this Act to determine which parts of their area merit conservation area status. Glasgow currently has 23 conservation areas varying in character from the city centre and Victorian residential suburbs to a rural village and former country estate.

What Does Conservation Area Status Mean?

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area.

Under current legislation, Conservation Area designation automatically brings the following works under planning control (in addition to normal planning controls):

- Demolition of buildings;
- Removal of, or work to, trees;
- Development involving small house



extensions, roof alterations, stone cleaning or painting of the exterior, provision of hard surfaces; and

- Additional control over satellite dishes.

Additional types of development, specific to Glasgow Central Conservation Area, also require planning permission as a consequence of the 'Article 4 Directions' that are in place (please see page 162 for an explanation of Article 4 Directions and the affected classes of development). Where a development would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.

In order to protect the Conservation Areas, designation requires the City Council to formulate and publish proposals for their preservation and enhancement.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance

of the Conservation Area by ensuring that properties are regularly maintained and original features retained.

'Glasgow Central Conservation Area' refers to the amended boundary area, as detailed in Figure 1 (see page 122 onwards for further details of amendments).

'Character Area' refers to five local districts of distinctive character within the Conservation Area (see Character Areas section from page 35).

1. Map of the extent of the amended Glasgow Central Conservation Area.
2. View of the Central Conservation Area from the Doocot at the Lighthouse, Mitchell Lane.





Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning authorities and the Scottish Government are required by law to protect Conservation Areas from development that would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features that together create the area's special character and appearance.

The purpose of this appraisal is to define and evaluate the character and appearance of the area, to identify its important characteristics and to ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs will be assessed through a process that includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

The draft appraisal provided an opportunity to reassess the current Conservation Area boundaries to make certain that

they accurately reflect what is of special interest and to ensure that they are logically drawn. This finalised document also identifies opportunities for preservation and enhancement and provides a basis for the development of the next stage in the process – the preparation of a Conservation Area management plan.

This finalised version of this appraisal (following public consultation on an earlier draft appraisal) will be regarded as supplementary to the policies set out in the adopted City Plan 2 (2009) and have the status of a 'material consideration' in the assessment of development proposals.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Using this document

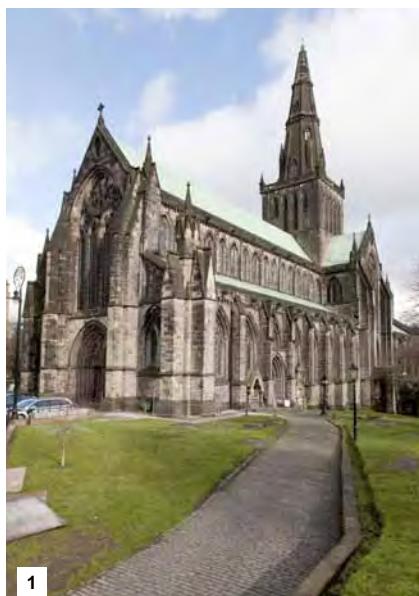
This Appraisal is divided into three parts.

PART ONE examines the history, character and appearance of the Conservation Area. Within the overall Conservation Area, five local Character Areas are identified.

PART TWO identifies the management issues within the Conservation Area, including challenges and potential for preservation and enhancement measures.

PART THREE contains general information including a bibliography, useful websites, contacts and appendices.

1. Aerial view of the Conservation Area.
2. 'Let Glasgow Flourish', the arms of the City of Glasgow carved on the former Central Police Headquarters in Turnbull Street, 1903.
3. The River Clyde, Albert Bridge, Justiciary Courts and Merchants' Steeple.



1



2



3

The following sections provide a broad overview of the historical development of the Glasgow Central Conservation Area as a whole. Further, more detailed, analysis of historical development and character/appearance is set out in the assessments of five local Character Areas (see page 35 onwards): **Cathedral; Merchant City; Broomielaw, St Enoch & River Clyde; Business District & Blythswood; and Garnethill.**

Earliest history

Archaeological evidence indicates human activity on the banks of the Clyde for 8000 years. However, settlement patterns cannot be confirmed prior to the 6th century. At this stage it appears that a pair of closely related settlements began the formation of what has become the City of Glasgow.

St Kentigern established a monastery overlooking the Molendinar Burn in the late 6th or early 7th century and a fishing hamlet was settled near a ford over the Clyde (where Victoria Bridge stands today) in the same period. The route between these settlements is marked by the Saltmarket

and High Street. The east-west route along the Clyde Valley probably crossed this; it was certainly in place by the time Burgh status was granted by William the Lion between 1175–78.

Mediaeval

The meeting of the Saltmarket, High Street, Gallowgate and Trongate established Glasgow Cross as the mercantile hub to the ecclesiastical hub slightly to the north centred on Bishop John's cathedral of 1136.

Both settlements grew in the mediaeval period, the mercantile settlement westwards along the Trongate and northwards along the High Street. The two settlements had merged into one town by the time the University was founded in 1451 and acquired property on the east side of the High Street in 1460. Glasgow Green (adjoining the Conservation Area) was granted as common grazing by Bishop William Turnbull in 1450.

Renaissance

The importance of the Clyde as a trade route increased the prosperity of Glasgow in the 16th century. By the 17th century the Town Council was constructing civic buildings in stone and wealthier merchants replaced timber dwellings with stone tenements. A new Tolbooth was built in 1626 and the magnificent courtyards of the University of Glasgow were constructed off the High Street from the 1630s. Several fires in the 17th century led to the introduction of building codes: new or repaired buildings on the High Street were to be of stone with arcades at the ground floor.



'4th Dec—The said day, the said Magistrats and Counsell, taking to their serious consideratioun the great impoverishment this burgh is reduced to, throw the sad and lamentable wo occasioned by fyre, on the secund of Novr. last ... Therfor, they out of their diewtie to sie to the preservatioun of their burgh and citie, doe statute and ordain, that, quhen it sall pleas God to put any of their neighbors in ane capacitiie and resolutioune to build de novo, or repair their ruinous houss, not only for their probable securite, but also for decoring of the said burgh, That each persone building de novo on the Hie Streit, or repairing, sall be obligeid, and is heirby obleist, to doe it by stone work from heid to foot, back and foir, without ony timber or daill, except in the insert therof, quhilk is understood to be partitions, doors, windows, presses, and such lyk; and this to be done, or engadged to, befor they be suffered to enter to building ... [builders are instructed] not to com no farder out with the upper structur nor the foir face of the under chops, and to build the same with stone, except the Toune Counsell licence them, quhilk they will tak into their consideratioun how far they may, without spoyling the broadnes of the streit, they always repairing it with stone in the foir wark, by arched pillars, and how many as the Toune Counsell, by the advyce of architects, sall think most convenient'

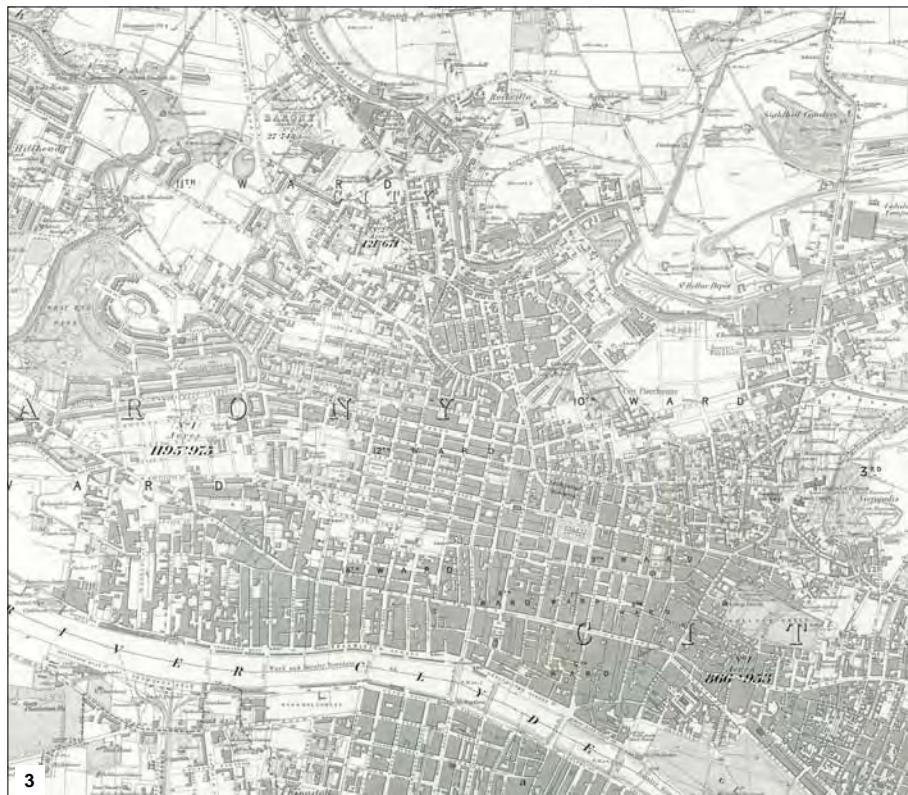
Town Council Minute Book,
4th December 1677.

1. Glasgow Cathedral, begun in the early 12th century.
2. Timothy Pont's map of Glasgow, late 16th century. Reproduced by permission of the Trustees of the National Library of Scotland.
3. The crown spire of the Tolbooth Steeple, Glasgow Cross, designed by John Boyd, 1625. Refurbished as part of the Merchant City Townscape Heritage Initiative, 2011.
4. Extract from General Roy's Military Map of Scotland, 1747–55. © The British Library. Licensor: www.scran.ac.uk.
5. A Plan of Glasgow by Charles Ross, 1773. Reproduced by permission of the Trustees of the National Library of Scotland.

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Historical Development



18th century

18th-century trade in sugar and particularly tobacco fuelled the aspirations of private individuals and the Town Council. Westward expansion continued as new streets were laid out. Broomielaw Quay was rebuilt in 1722 and served as the city's first and only harbour until the late 18th century. A number of small classical mansions, such as Shawfield (1711), Murdoch's (1751), Dunlop's (1751), Dreghorn (1752) and Virginia (1756) Mansions, were constructed for merchants in the suburban outskirts, notably on the north side of what is now Argyle Street.

The demolition of the West Port in 1751 allowed the unfettered expansion of urban residential development westwards along the line of Argyle Street. James Barrie (1734-89), the first 'surveyor and measurer for the city' from 1773, laid out a number of streets south of Ingram Street (the mediaeval Back Cow Loan) on an individual basis following the lines of the mediaeval rigs and lanes



(e.g. Jamaica Street in 1761, Miller Street in 1762 and Queen Street in 1766). Then, in 1772, Barrie devised the first area-wide grid-iron street plan for the Town Council's Ramshorn lands north of Ingram Street. Plans of 1792, attributed to James Craig, expanded the grid westward over the adjoining Meadowflat Crofts (Queen Street to Buchanan Street) of the Town Council and the privately owned Blythswood Estate.

A small development of elegant linked mercantile mansions in Charlotte Street was completed in the manner of Robert Adam from 1779. Robert Adam himself and his brother James were active in the city in the early 1790s, adding sophisticated civic and residential developments to the long, flat elevations of Glasgow's First New Town. In most cases the designs were aligned with

the grid-plan to provide carefully controlled views, or vistas, to and from the building.

The deepening of the Clyde in 1771 and the completion of the Forth-Clyde Canal in 1790 sealed Glasgow's role as the major player in Scotland's transatlantic trade route. Other transport improvements included the Monklands Canal of 1773-90.

19th century

By 1800 cotton had supplanted tobacco as the principal trading commodity. Legions of other trading, commercial, industrial and associated activities flourished throughout the 19th century, including: grain milling; textile and clothing manufacture; brewing; food and drink storage/trading; shipbuilding; engineering; iron and brass foundering;

chemical and paint production; pottery; and printing. Between 1801 and 1821 the population of the city is thought to have nearly doubled from about 77,000 to 147,000. Large numbers of Lowland,

1. John Thomson & Co., Map of Lanarkshire, printed 1832. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Photograph by Thomas Annan dating from the late 1860s for the City Improvement Trust showing the mediaeval timber buildings then surviving in the close at 28 Saltmarket. © Glasgow City Libraries.
3. Post Office Directory map 1865. Reproduced by permission of Glasgow University Library, Special Collections.
4. A watercolour by Thomas Fairbairn of two of the 18th century classical villas in Argyle Street: Colin Dunlop's on the left and John Murdoch's (1751) on the right. © Glasgow City Libraries.

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Historical Development



Highland, Island and Irish workers moved to the city. By 1861 the population was about 400,000 and by 1901 about 760,000 (incorporating outlying burghs and districts).

Rapid early 19th-century expansion saw the "new town" become a commercial centre, replacing its initial residential character. In 1820 the architect James Gillespie Graham revised and continued the Blythswood street plan south to meet the streets north of the Broomielaw, which were filling with warehouses supplying trade overseas. Speculative terraces of townhouses gradually crept across the substantial Blythswood lands until the plots of the grid-plan above St Vincent Street were finally filled in the 1860s. Lower down the slope of Blythswood Hill the uses were more mixed, with tenements, warehouses, factories,

works, mills, builders' yards and foundries occupying the blocks side-by-side.

David Laurie extended the grid-iron street plan from the south bank of the Clyde in 1801 with grand proposals to the west of Stockwell Bridge. Tradeston followed to plans by John Gardiner. Quays, wharves and goods, or 'transit' sheds lined the river frontage.

The westward expansion of the city saw the mediaeval centre around the Tron fall into overcrowded and insanitary slums of 'single ends' (single room tenements). These were cleared by the City Improvement Trust after the 1866 Improvement Act and the residents were re-housed in model estates, mainly on the periphery of the city (e.g. Overnewton and Oatlands). Old streets, such as Trongate, Saltmarket, High Street,

Bridgegate, Bell Street and Albion Street, were widened and realigned. Some of the new buildings were built to designs by the city's Office of Public Works from 1880. Factory tenements and warehouses formed the principal replacement building types, as land values rose so much following the slum clearances and arrival of the railways that the City Improvement Trust came under pressure to recoup its clearance costs by selling the land to commercial developers.

In 1831 Fir Park, the hill to the east of the Cathedral, was turned into a commercial cemetery, the Necropolis, re-establishing the Cathedral precinct's importance to the Victorian city. However, the area to the south and west of the Cathedral precinct had fallen into decay and its clearance resulted in the almost total loss of any historic



fabric associated with Glasgow's original settlements. The University of Glasgow relocated to Gilmorehill in the West End in 1870, leaving its magnificent High Street buildings for destruction by a subsidiary of the North British Railway Company.

Garnethill had some villa development in the mid 19th century, ultimately replaced by tenemented properties by the end of the century on the now ubiquitous grid-plan.

Major transport infrastructure improvements included: the Glasgow, Paisley & Ardrossan Canal of 1811 (converted to a railway in the 1880s); the construction of turnpike roads and bridges; durable surfacing of the City Centre roads and pavements; introduction of railways and their associated structures from 1842; one of the first tram systems in Britain (1872 onwards); the Glasgow Subway (opened in 1896). The arrival of the three great railway stations of Queen Street (1842, rebuilt 1878-80), St Enoch (1870-79) and Central (1879-1905) aided the fast expansion of the city's trading, commercial and industrial businesses, and placed Glasgow as the second city of the Empire.

Other infrastructure projects that enabled the growth and prosperity of the city were the building of docks (1867 onwards) and

quays, deepening of the River Clyde to enable navigation, the provision of fresh water through the Glasgow Water Company (1806) and later the massive Loch Katrine Water Supply Schemes (1856-60 and 1882-1896), sewage treatment from 1894 (prior to this almost all the city's sewage and effluent ended up in the River Clyde without treatment), gas manufacture and supply (Glasgow Gas Light Company of 1817 and later municipal supply under the Glasgow Corporation Gas Act of 1869), and electricity generation and supply (from 1890). Glasgow Town Council, which became Glasgow Corporation in 1895, was an active promoter of efficient administration and municipal improvements for the benefit of its citizens. Apart from transport and utilities, the Corporation was an early and enthusiastic supporter of initiatives to improve health and education (e.g. provision of parks, recreation grounds, public halls, libraries, art galleries, museums etc.).

The wealth and confidence created by all the trading/commercial/industrial activities fuelled an extraordinary building and engineering boom in the City Centre in the second half of the 19th century. Vast and opulent retail and storage warehouses, storehouses, banks, offices, shops, stables,

churches, institutional and public buildings replaced many of the domestic blocks in the Merchant City, Broomielaw and lower slopes of Blythswood Hill. In some cases, such as the spectacular City Chambers of 1882 by William Young, the buildings took over two whole city blocks of the grid-plan. Others, like the Hatrack Building (Salmon, Son & Gillespie, 1899-1902) at 142a-144 St Vincent Street, made full use of narrow sites by building upwards and utilising modern elevator technology.

Such was the vibrance of the architectural and design professions in the city that a 'Glasgow Style', based on sinuous, flowing natural forms, emerged in the late 19th century.

1. c.1880 photograph by George Washington Wilson of the west side of Jamaica Street showing horse-drawn trams and the long run of tenement warehouses. © University of Aberdeen.
2. Photograph by Thomas Annan from Hutcheson Street showing two significant public buildings of the first half of the 19th century: Hutcheson's Hospital (1802) & the County Buildings (1842-4). © Glasgow City Libraries.
3. Photograph by Harry Bedford Lemere of Atlantic Chambers, Hope Street, designed by John James Burnet in 1899, reflecting the contemporary tall and narrow elevator buildings of North America. © Crown copyright, RCAHMS. Licensor www.scran.ac.uk.



20th century - present

Glasgow continued to be a successful trading, commercial and industrial city into the 20th century, but the seeds of its decline began to show in the 1920s and 30s when the old industries declined and unemployment soared. By 1938 the population peaked at about 1.1 million.

Although the City Centre was relatively unscathed by wartime bombing, the Bruce Plan of 1945 by the City Engineer proposed a phased replacement of every building and construction of a surrounding box of highways to create a utopian whole. The marked post-War decline in trade and industry saw some areas fall into neglect and resulted in the substantial loss of historic fabric on the Broomielaw. The only part of Robert Bruce's 1945 plan to be

implemented was the arm of the M8 that enclosed the centre of Glasgow by the late 1960s, cutting it off from its western and northern expansions.

Sir Patrick Abercrombie (1879-1957), a distinguished planning expert, prepared the Clyde Valley Report of 1946, which identified the need to disperse between 250,000 to 300,000 people from central Glasgow to improve housing conditions. To this end, large areas were designated as Comprehensive Development Areas and populations moved to the peripheral townships of Castlemilk, Drumchapel, Easterhouse and Pollok, and later to the New Towns of East Kilbride and Cumbernauld. This displacement had an enormous impact on local districts in the city and on the City Centre itself – the population of Anderston, Kingston and Townhead Wards declined by

about 50% between 1961 and 1971. Where redevelopment took place, the trend was for high-rise, high-density housing.

The late Frank Worsdall, a champion of historic buildings in the city, described 1971 as 'The Black Year of Destruction'. Losses of historic buildings in that year included the Tilly & Henderson Textile Workhouse, Miller Street, of 1855 by Alexander Kirkland, William McGeoch's Ironmongery Warehouse, West Campbell Street, of 1905 and the splendid Alhambra Theatre, Waterloo Street, of 1910, both by Sir John Burnet. Statutory listing began to be implemented from the mid 1960s, but it was not until November 1972 that a comprehensive survey was instructed and greater recognition given to the magnificent legacy of late 19th century, Edwardian and later buildings in the City Centre.



In spite of the massive post-War economic and population changes and the pressures for redevelopment, the grid-iron street plan established in the City Centre at the close of the 18th century remained essentially intact throughout the 20th century. Some city blocks of the Victorian period lost their original feu pattern to be replaced with superblocks, occasionally amalgamating city blocks.

The Broomielaw has arisen again as crucial to the city's trade, albeit in financial services within large new office buildings. St Enoch Station and Hotel were demolished in 1977 and replaced by a shopping centre, the former railway lines remaining as car parks (excluded from the Conservation Area).

The Merchant City has been the subject

of a significant regeneration programme in recent years and benefitted from investment in the historic environment through a Townscape Heritage Initiative (THI) scheme. Many historic buildings have been successfully regenerated to house a mix of uses, including cultural, administrative, educational, residential, retail and commercial.

History of Streetscape

'Streetscape' is usually defined as the layout and component parts of the street: the road surfaces, pavements, lighting, signage, street furniture etc.

The streets in the Conservation Area developed westwards from the mediaeval core of the High Street, Saltmarket, Trongate and Gallowgate (outside the Conservation Area). The layout of the key

streets of the mediaeval plan survives in a much-altered form, but for the mostpart the Conservation Area is dominated by the rational gridded feuing plans of the late 18th and 19th centuries and the clearance/re-planning of the mediaeval town in the late 19th to early 20th century.

'Causewayed' streets were probably first formed in Glasgow the late 16th century – there were no foundations or drains and the primitive surface was of relatively random stone with side channels. In 1597 the Town Council ordered the causewaying of the Trongate at the expense of the occupiers 'both back and front'. Part of the Trongate

1. Glasgow Bridge photographed in 1878 by James Valentine. Private collection.
2. Construction of the Inner Ring Road at Charing Cross, 1970. © Newsquest (Herald & Times). Licensor www.scran.ac.uk.

'Be it therefore enacted, that the owners or proprietors of all houses and other buildings, or of gardens or grounds on which buildings are not erected, which are adjoining to and fronting any street, square, or other public or principal place within the said City, shall at his, her, or their expense, cause the grounds before their property respectively, on the sides of the said streets, squares, and other public or principal places, to be well and sufficiently paved with flat, hewn, or other stones, in such manner and in such form as the Dean of Guild Court—after visiting and inspecting the grounds, and hearing parties concerned—shall by decrees to be pronounced by the said court from time to time, direct and appoint: the breadth of the said foot pavements not to exceed twelve feet in streets of sixty feet wide, eight feet in streets from forty to fifty feet wide, and six feet in all streets below forty feet wide; and that the whole foot pavements in the same streets shall be of the same breadth; and that it shall be in the option of the owners or proprietors of gardens or grounds, within the said City and liberties thereof, on which buildings shall not be erected, either to pave opposite their property respectively in manner aforesaid, or to causeway the foot pavements before them with whinstones until their said gardens or grounds shall be built upon, but no longer. Provided always that such parts of the said foot-paths as are opposite to wynds, lanes, or closes, which are cart or carriage entries, may also, in the option of the proprietors, be paved with whinstones.'

The Glasgow Police Act of 1800.



in front of the Tolbooth was also paved at an early date to form the town's exchange – it was known as the 'Planestanes' after its paving slabs.

By 1760 the streets were described as '*extremely well paved, and in the middle of them is a stone a foot broad, and in some a stone also on each side, on which the people walk, but mostly in the middle*' (Richard Pococke [Bishop of Meath], Tours in Scotland, 1760). The first broad pedestrian pavement in the modern sense is said to have been laid in 1777 by John Brown, Master of Works, on the east side of Candleriggs, between Trongate and Bell Street. The Police Act of 1800 made provision for the complete paving of the sides of all the streets of the City at the expense of the owners of the facing property (see side panel)

The 1800 Glasgow Police Act distinguished between 'public' streets, which were causewayed, paved and maintained by the Town Council using a local assessment tax, and 'private' streets, which were the direct responsibility of the adjoining property owners/occupiers. In the 19th century ships, canal boats and later trains were used to import vast quantities of causeway and paving stone. From 1844 streets subject to heavy usage were setted using Crarae (Loch Fyne) granite, whilst less trafficked

streets were surfaced in whinstone setts from Croy/Airdrie, porphyrite, other igneous rock, or even wood.

The granite and whinstone setts were initially grouted with sand or occasionally lime, but later in the century Portland cement or coal-tar pitch was used. Road surfaces in the early 19th century were laid on a thick bed of sand, sometimes on a rammed whin road metal and pitch base, whilst later surfaces were constructed on an underlying Portland cement concrete foundation. At significant junctions it appears that the setts were laid diagonally (see Figure 2 on page 11). Stone drainage channels were used in some places, whilst whinstone or granite setts were used in other locations.

Outside the entrances to townhouses 'carriage steps' were frequently formed from a large block of stone over the drainage channels. Large Caithness, Arbroath or Kilsyth flagstones were used for the paving of many principal streets, whilst smaller freestone was used in secondary streets. There were experiments with brick pavements in Buchanan Street, but they failed and wooden setts were used there until at least the 1890s.

A typical feuing contract of 1833 for a domestic property in Bath Street required 8ft (2.5m) basement areas, 10ft (3m) pavements and 36ft (11m) road surface to be built at the expense of the developer. Most domestic streets were built with 'coal holes' for supply of coal to cellars under the pavement, and by 1900 many City Centre streets had been adapted to accommodate underground 'street bins' for the sweepings from the 'street orderlies' and hydrants for daily hosing of the streets.

From an early date the city's wynds were a source of concern: '*The wynds of Glasgow have been its disgrace for thirty years; and it would seem that they will be the same to the end of the chapter.*' (Glasgow, Past and Present: Illustrated In Dean of Guild Court Reports, and in the Reminiscences and Communications of Senex, Aliquis, J. B., &c., Vol. I, 1851, p. 49). Even newly-formed lanes behind the fashionable Blythswood plots deteriorated quickly to become '*a perfect disgrace to our city' filled with*



2

dunghills and other rubbish.'

The first nine street lamps (oil) were erected by the town magistrates between Tron Steeple and Stockwell Street in the Trongate in 1780. 1818 saw the first gas lamps introduced. Until 1866, when the Glasgow Police Act gave responsibility to the Magistrates and Town Council, lighting was partly provided by private owners and partly by the Council. In that year, the Police Board also applied for power to take on the lighting of common stairs. From 1891 Glasgow Corporation took over the supply of gas to the city and also began to install electric street lighting. Gas continued in use for street lighting until the 1960s. The decorative cast-iron columns of the municipal gas lamps were replaced by columns of an austere utilitarian design for the electric lighting of the post-War period. The elaborate combined lamps and wire columns for the trams were also removed.

In the late 19th century local duties were increased to allow the maintenance

responsibilities for roads and pavements to be taken on by Glasgow Town Council. 'Tarmac', a patent bonded form of 'macadam', became more ubiquitous in the early years of the 20th century. From 1897 road surfaces were replaced, or covered over, by asphalt, but in many cases the stone or setted drainage channels were retained. Numerous principal streets, such as Sauchiehall Street and Argyle Street, survived with setted surfaces into the early 1960s.

Most stone pavements were replaced in poured concrete, 'Granolithic' (a granite aggregate concrete), pre-cast concrete slabs and asphalt, but whinstone/granite kerbs were retained. Following the withdrawal of the tram system in the late 1950s, the rails were either removed or buried.

More recent environmental improvements have sought to reinstate high quality materials in the streetscape, such as Caithness flagstone and granite setts, but

with contemporary detailing (e.g. lowered kerbs at crossings, contrasting colours to surface edges) to provide greater accessibility. Street furniture and signage has also been replaced in contemporary, high-quality materials and designs. Significant areas in the Merchant City have been pedestrianised, or given pedestrian priority.

1. Designs for cast-iron lamp-posts in the Barrowfield Iron Works catalogue of 1890. © Glasgow Museums.
2. Bath Street, c. 1920. Typical details of the streetscape include: regular setted road surface (probably granite); stepped kerb; carriage steps in front of the entrances; cast-iron gas lamps; flagstone pavement; decorative iron railings. © Glasgow City Libraries.



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History of Open Spaces

Few open spaces behind Glasgow's mediaeval High Street and around the Bishop's Castle survived the town's rapid expansion after 1750. Peripheral pasture and country estates soon gave way to development. More longstanding were the Old College gardens, overlaying the much earlier Blackfriars gardens and orchards east of the main street. This land, finally passed to the Glasgow, Airdrie and Monklands Railway Company in 1870, is currently being redeveloped (and excluded from the Glasgow Central Conservation Area).

The Physic Garden founded here in 1704, moved to a larger site at Sandyford off Sauchiehall Street, in 1819, and then to the West End, in 1840. Even burial grounds such as St David's (Ramshorn) Kirk did not escape unscathed, road-widening intruding

at its edges.

The Cathedral bounds and the 'great grey rock' remained undeveloped, the latter forming part of the lands of Wester Craigs before passing to the Merchants' House. As Fir Park, the outcrop was developed as a pleasure ground and quarry, then reformed as the Necropolis.

In the early 19th century this pre-eminent garden cemetery was seen as the most convincing token of Glasgow's progress in civilisation and in the arts. The ample, low-lying Glasgow Green (just outside the Conservation Area), remained undeveloped as the town's ancient common, washing green and recreation ground. Assisted by The Clyde flowing ponderously along its river plain, it provided welcome relief from the congestion and bustle of the City Centre, the busy shipping quays and the rapidly expanding suburbs. Despite odiferous

atmospheric pollution, The Green was improved throughout the 18th and 19th centuries. Its layout has been revived again recently.

Spaces less well-known today were the Old Green and the Town's Dovecot Green, by the river at Clyde Street. Still mapped in 1778, the latter was recovered as Custom House Quay Gardens in the late 1970s. With the development of mercantile shipping, the 'Old Green', site of the weekly horse fair, succumbed to the advance of the Merchant City.

As Glasgow's 18th- and 19th-century planned new town schemes swept forcefully westwards, a few formal hard or landscaped squares were incorporated, namely St Enoch Square (from 1786, and later 'invaded' by Glasgow Union Railway in 1875, and subsequently a 20th-century shopping mall), George Square (c.1782)



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and Blythswood Square (1821).

Blythswood Square remains most faithful to its original design intentions, whereas George Square was reformed as a civic space following erection of the City Chambers in the 1880s. It now addresses many more requirements.

Small piazzas were also formed around focal buildings: St Andrew's Parish Church (1739–56), St George's Tron Church (1807), Royal Exchange Square (1830s), the latter overtaking the former garden of Cunninghamhe Mansion (1778). Thereafter, late 19th-century City Improvement Trust activity contributed Cathedral Square Gardens (1879) to the public realm.

The Conservation Area open space provision changed little until the later 20th century when Glasgow reinvigorated its competitiveness as a business centre and choice place to live. Community, University and Council-led initiatives formed new and welcoming central-area pocket parks and gardens. These spaces have been created out of reclaimed, gap or awkward development sites, notably Garnethill Park

to the north-west and Provand's Lordship and St Mungo's Museum in the vicinity of the Cathedral.

Although not in the Conservation Area, Strathclyde University's significant new green network percolates through into the Cathedral Precincts and down into the Merchant City, reinforcing the Council's recent areas of public realm, on 'reclaimed', traffic-free streets.

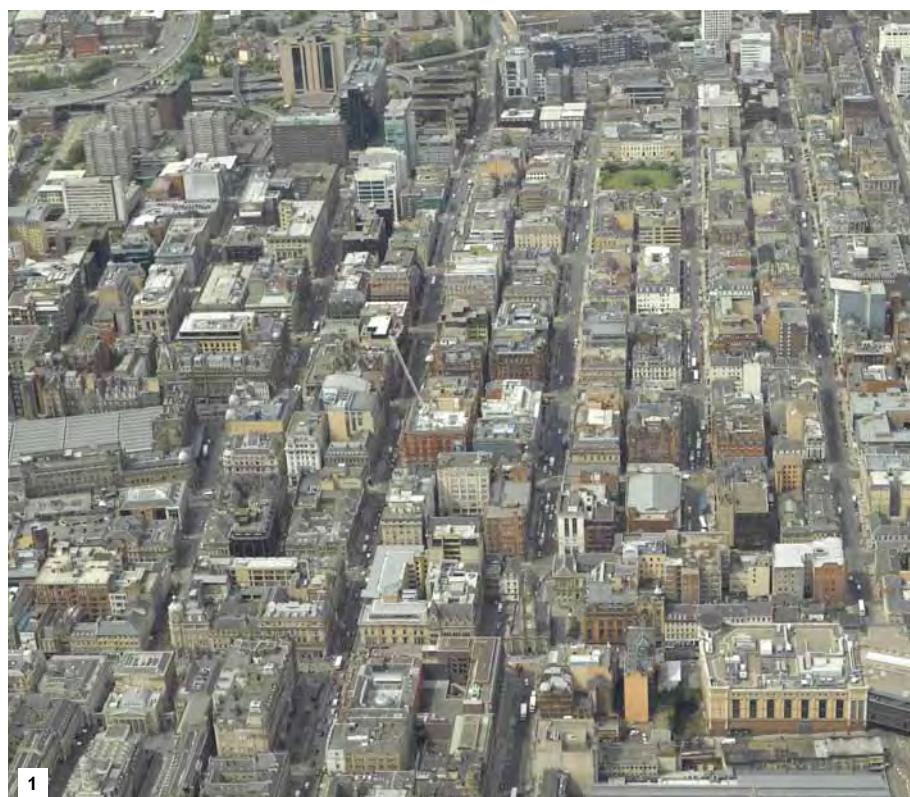
Further developments along the Clyde continue to reshape the once commercial waterfront providing a new green corridor from the Broomielaw to Flesher's Haugh on Glasgow Green. This integrates part of a long distance urban footpath and cycle route. The waterfront and Glasgow Green have been the flagship enhancement and restoration projects in the past decade as the city builds on its landscape and architectural heritage, acknowledging that the central area requires a high-quality environment, not only for its citizens but also for global competitiveness.

Within the neo-classical new town grid, where open space is at a premium,

several uninviting commercial back courts have been made more appealing by conversion into accessible covered spaces or new plazas e.g. The Italian Centre, Ingram Street, Virginia Court and Princes Square (incorporating Springfield Court) off Buchanan Street, thus enhancing the City Centre's universal appeal and attractiveness.

Public realm contributions have been required as a condition of office planning consents and this has benefited the Central Area generally. The new International Financial Services District makes a contribution by way of the planted walkway and small circular seating space between York Street and Robertson Street, in the Broomielaw. Wherever possible, open space is incorporated into new infill housing.

1. John Slezer's engraved view of Glasgow in 1693 from the site of the Necropolis. Reproduced by permission of the Trustees of the National Library of Scotland.
2. George Square Garden from the south-east corner in an engraving by Joseph Swan of 1829. © Glasgow City Libraries.



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Topography

The Glasgow Central Conservation Area lies within the shallow bowl of the Clyde's flood plain (6-12m), the ground level rising gently northwards to the higher ground of Blythswood Hill (42m) to the west and the Cathedral (40m) to the east. The Cathedral and the Necropolis drumlins (54m) are bisected by the valley of the Molendinar Burn. North-west of Blythswood Hill, Garnethill (52m) has steeper gradients.

Street Pattern

Portions of mediaeval street pattern remain primarily in the Merchant City and the route between the Bridgegate and Glasgow Cathedral. However, the street pattern is dominated by the rectilinear grid that runs

broadly east-west and north-south forming almost square city blocks. The road widths are generous (approximately 22m width from building lines for the east-west streets and 18m for the north-south streets), whilst narrow east-west lanes service the blocks. The city blocks perpendicular to the Broomielaw are more elongated.

Typically the blocks of the grid began life as 'perimeter' blocks, with buildings fronting the streets around the outside of a central open space. As land prices rose, industrial and commercial developments and re-developments filled the centres of the blocks too. Small 'courts', accessed via pends (archways through the street-facing buildings), were constructed to serve the inner buildings of the block, particularly in the Merchant City (e.g. Virginia Court).

A strong characteristic of the long principal streets in the Merchant City is the closure of views towards the City Centre with axially-sited landmark buildings. There are some squares formed within the grid, also settings for significant pieces of architecture. The grid is interrupted by the two railway stations and the site where St Enoch Station once stood. Some streets or lanes have been lost to 20th-century development.

Plot Pattern

Almost nothing remains visible of Glasgow's long and narrow mediaeval rigs along the High Street and south to the Trongate. 18th- and 19th-century feus (plots) were broader and shorter. The variety of City Centre uses and rapid expansion and redevelopment within the 19th and 20th centuries results in a variety of plot sizes. Historic small narrow plots sit next to much larger plots, the result of amalgamation in creating warehouses and civic buildings. The amalgamation of plots has continued into the 21st century, although some long and narrow plots remain in the Merchant City. Terraces around Blythswood Square and on Garnethill generally retain historic plot sizes.

Building Density

The density of building is highest in the commercial centre where technical innovations, such as iron/steel frames, machine-cut stone and lifts, allowed redevelopment of valuable plots with increased building heights from the late 19th century. Here plots are mainly developed to the street line and rear gardens are also built over. Many contemporary developments continue this theme by the addition of rooftop storeys. Building density decreases further west towards Blythswood and Garnethill, where building heights are generally in the 3-storey to 5-storey range. Front basement areas and rear gardens are more frequent here.

Open Space (see map on page 20)

A large landscaped open space exists to the east of the centre at the Necropolis. Pockets of open space are found in formal



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squares, some with soft landscaping such as George Square, Blythswood Square, Cathedral Precinct Square, while others such as Royal Exchange Square, Nelson Mandela Place and St Andrew's Square are hard landscaped with feature buildings in the centre - a particular Glasgow characteristic. Garnethill Park, John Street Gardens, Cathedral Square Precinct, Cathedral Square Gardens, St Mungo's Museum Japanese Gardens and St Nicholas Gardens provide more modern landscaped spaces that are publicly accessible. Open space can also be found on the banks of the Clyde, in the burial grounds of Glasgow Cathedral, the former St David's Ramshorn Kirk and St Andrew's-by-the-Green.

Areas of residential and incidental open space also soften the area's urban form. Most public central open spaces are designated in the City Plan as Sites of Special Landscape Importance.

Views & Landmarks (see map on page 21)

While significant views are identified on the map on page 21, it is anticipated that other views requiring protection may emerge through the development management process.

Numerous views are provided by the hilly topography of the area. The high points of the Necropolis, Blythswood Square and Garnethill permit fine long panoramic views to the Campsie Hills in the north and south to the Cathkin Braes. The buildings and monuments of the three hills provide attractive skyline compositions. The grid street plan results in dramatic controlled views, or vistas, to terminating buildings such as the Gallery of Modern Art, Trades Hall and the Highland Man's Umbrella (Central Station bridge over Argyle Street) within the City Centre and to Spiers Wharf and the towers of Park (outside the Central Conservation Area).

The Sir Walter Scott Statue Column in George Square is widely visible in views across the square, and is aligned axially with Hanover Street and North Hanover Street.

The Cathedral, Glasgow Royal Infirmary, the City Chambers and the College of Building & Printing are landmarks due to their position and height. Similarly the 17th-century spires of the Merchant City and the numerous later spires, towers and turrets are key components of views and the skyline. The bridges and both banks of the

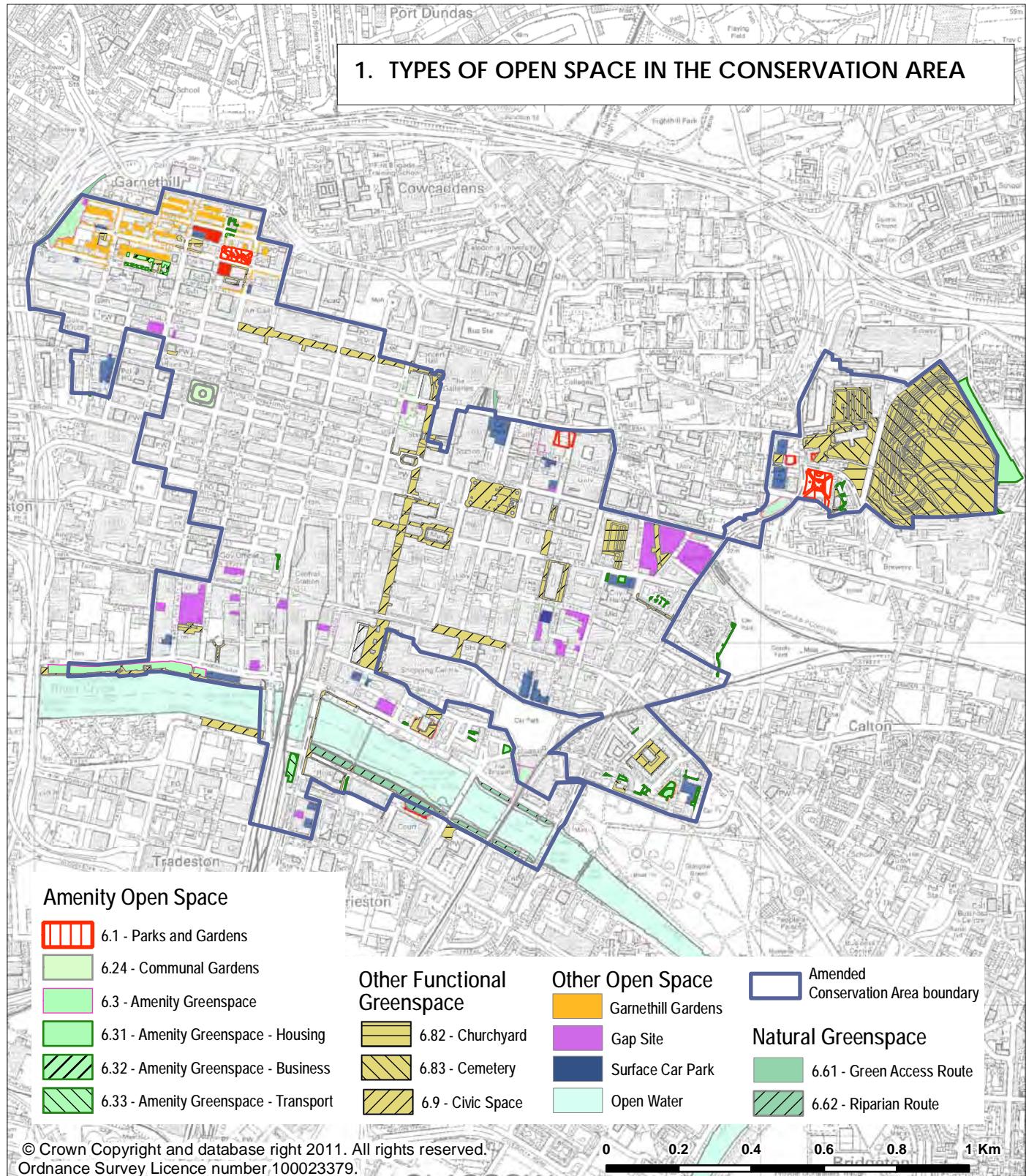
Clyde provide an expansive view corridor through the city.

Pends leading into courtyards offer glimpsed views to streets or buildings beyond whilst arches frame views at John Street and Royal Exchange Square. Wynds and lanes add interest by allowing visual penetration deep within street blocks.

Activities/Uses

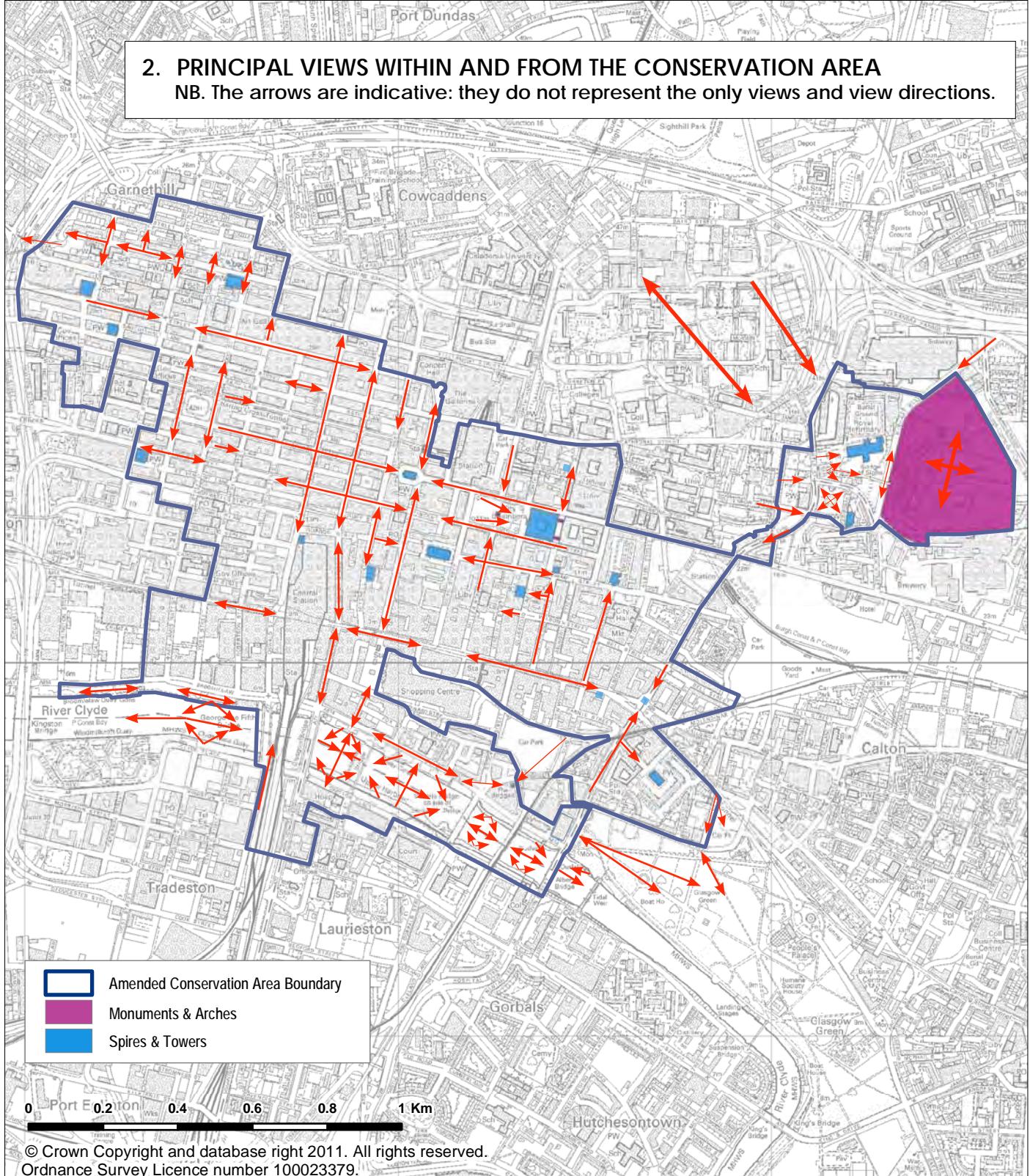
The City Centre area is characterised by a wide range of uses including commercial, retail, religious, leisure, residential, educational and civic. It also incorporates major transport infrastructure and traditional as well as innovative public space.

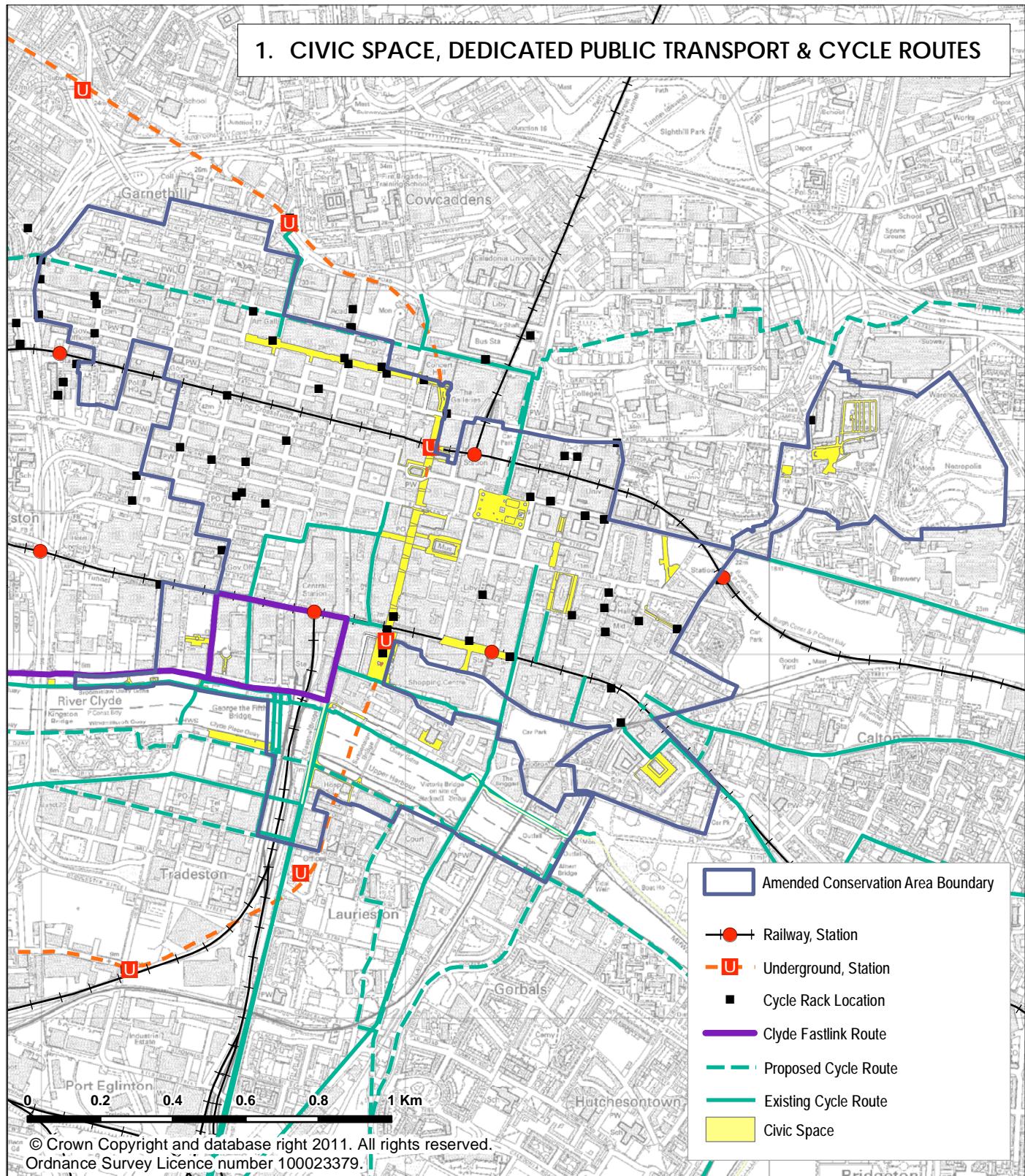
1. The grid-iron pattern of the Merchant City and Blythswood, looking west from above Queen Street Station. © Crown copyright: RCAHMS (ref. DP015636). Licensor: www.rcahms.gov.uk
2. Hutcheson Hall, Ingram Street, designed in 1802 by David Hamilton as the focal point of the contemporary Hutcheson Street.
3. Long view of the central tower of the City Chambers in George Square from West George Lane at Douglas Street.
4. Former St Andrew's Parish Church, designed in a Baroque classical style by Allan Dreghorn in 1739, it was only the second new church in the city since the Reformation (Blackfriars was the first, rebuilt on its old site from 1699).



2. PRINCIPAL VIEWS WITHIN AND FROM THE CONSERVATION AREA

NB. The arrows are indicative: they do not represent the only views and view directions.







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A comment on the draft of this document suggested inclusion of a map illustrating pedestrian desire lines within and around the Conservation Area. The wealth of 'destinations' and transport hubs within the City Centre is considered too complicated to represent clearly in graphic form. However, Figure 1 shows existing major pedestrianised streets, dedicated cycle and public transport routes.

Architectural Character

The architecture of the City Centre exhibits a distinctive confidence from the late 18th century into the 21st century that makes it unique in Scotland. Although a variety of architectural styles exist, there are certain Glasgow characteristics: depth of modelling; wealth of ornamentation and sculpture; animated roofline; and consistent building lines and predominantly flat (not stepped or curved) linear elevations along the backs of the pavements. Glasgow architects and engineers were, and remain, frequent pioneers of new building technology and materials.

Glasgow has some areas of unified

architectural character, but the main architectural character of the City Centre is the eclectic mix of styles employed in the 19th and 20th centuries. Five local character areas are examined in greater detail later in this appraisal (see page 35).

Pre-1700

Although the mediaeval street plan remains between Glasgow Cross and the Cathedral, very little original fabric survives. The major exception is Glasgow Cathedral, an outstanding example of Scottish ecclesiastical architecture dating from the early 12th century onwards. The only mediaeval domestic building remaining is Provand's Lordship, a typical 15th-century prebendal house with later accretions.

The slender Tolbooth Steeple with its crown spire at Glasgow Cross is a fragment of the 1625–7 tolbooth, or town house and jail. The 1592 tower and 1630–36 spire of the Tron Kirk (now Theatre), Trongate, is another fragmentary survival of the collegiate church of St Mary & St Anne. The Gothic Merchant's Steeple of 1665 is the only other significant pre-1700 structure to survive — again it is a fragment of the Merchants'

House and Hospital, now replaced and surrounded by the old Briggate Market (now artists' studios).

1700–1800

The rapid expansion of Glasgow in the 18th century has left a modest legacy of mid 18th-century classical buildings. The ecclesiastical buildings, St Andrew's-in-the-Square and St Andrew-by-the-Green, exhibit a high degree of ornamentation for Scottish Protestant buildings of the period, perhaps indicative of the exuberance that was to become typical of Glasgow's architectural character in the 19th century.

The Trades Hall (1791–4) in Glassford Street is typical of Robert Adam's Neoclassical architecture, although re-faced by John Keppie in 1927. There are two good examples of domestic buildings of the period, classical 5-bay villas with simple classical ornamentation at 42 Miller Street (1775) and 52 Charlotte Street (circa 1780).

1. Map of civic space and dedicated public transport & cycle routes.
2. Merchants' Steeple, 1665.
3. Trades Hall, Glassford Street, designed in 1791 by Robert Adam.

GLASGOW CENTRAL

conservation area appraisal



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1800–1900

The domestic buildings fall into the categories of villa, townhouse and tenement.

The early 19th-century detached villas are simple 2-storey buildings of classical proportion and little, or restrained, ornamentation. A number of villas of this type survive in Garnethill.

The townhouses are commonly flat-fronted terraces of two or three storeys over a basement with simple classical detailing. In many cases the design of the terraces and tenements is unified in a symmetrical 'palace' form, with end and central 'pavilions' (blocks that are slightly taller and stand forward of the adjoining ranges). Designs of this type are particularly common in the Blythswood area, and in a number of cases the corner blocks form part of continuous designs in two directions.

Tenements vary in design from replicating the simple elevations of a Georgian townhouse to ever increasing ornamentation. Bay windows are a frequent device employed on tenements from the mid 19th century onward. From 1892

model tenement schemes favoured balcony access at the rear.

The ecclesiastical buildings exhibit a more baroque tendency and various types of Gothic Revival style are common.

It is the eclecticism of the commercial and civic architecture that imbues Glasgow City Centre with its distinctive character. The prosperity of the city was expressed by the banking, insurance, mercantile and retail sectors in offices and retail warehouses of exceptional quality. The Victorian and Edwardian businessmen left a rich legacy of Italianate, Beaux Arts, Scottish Baronial, Aesthetic Movement, Art Nouveau and Glasgow Free Style public, commercial and institutional buildings. Regularity and repeating patterns of solid and void are predominant characteristics of the principal elevations of the grid blocks.

Surviving industrial architecture of the period is mainly soberly classical warehousing, workshops or tenement/warehouse-factories. Often these are difficult to distinguish externally in style or form from residential tenements. Some warehouses (e.g. James Watt Street or Bell

Street) were built on a monumental scale.

The invention of the elevator in the later part of the century resulted in commercial buildings increasing in height from 3- and 4-storeys to 7- and 8-storeys. The largest buildings fill city blocks. On small plots, the increase in height necessarily produced more individual designs that contrasted with the predominant horizontal emphasis of the blocks.

Engineering structures, such as the bridges across the River Clyde, are also predominantly inspired by classical forms.

1900–Present

The turn of the 20th century saw the height of Glasgow's industrial pre-eminence and accompanying architectural creativity. Amongst the many accomplished Glasgow architects of the period, Charles Rennie Mackintosh stands out as a pioneer. His buildings, represented in the Conservation Area by the Glasgow School of Art, the Willow Tea Rooms, and the Daily Record and Herald Buildings, rejected the plethora of historicist styles for a highly individual mix of symbolic, natural and geometric elements



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Elsewhere the eclecticism of the 19th century continued into the 20th century. The domestic buildings of the early 20th century are mainly tenements that combine Baronial and Art Nouveau details. Post-War domestic architecture is either found behind the classical warehouse facades, or in taller versions of the tenement form often with Post-modern flourishes that reference previous uses of the site or Glasgow themes.

Inter-war office and bank buildings, such as James Miller's bank in West George Street (Figure 4), were heavily influenced by American design, particularly in Chicago or New York. Several retail warehouses, hotels, offices and leisure buildings clad their steel frames in Art Deco detailing.

The post-war period was a time of threat to the historic fabric of the City Centre. Eventually areas of comprehensive redevelopment ate into the edges of the core and the M8 Motorway was constructed around its northern and western boundaries.

On a smaller scale some individual sites were redeveloped within the historic core, mainly in Modernist styles. The best of

these schemes, such as the College of Building and Printing in North Frederick Street or Our Lady & St Francis School extension (1964, Gillespie, Kidd & Coia) in Charlotte Street, were influenced by the work of Le Corbusier. There are a few examples of 1970s concrete Brutalism with towers on podiums and elevations of pre-cast concrete modular units.

Post-modern office architecture of the 1980s and 90s echoes the Free Style classical of the previous century, but using curtain walls of glass and applied metal, timber or stone detailing. These have been dubbed 'mockintosh' where they reflect the style of Charles Rennie Mackintosh. Some retail development also takes a Post-modern form combined with the re-use of earlier warehouses.

Much interesting contemporary architecture continues to be built in the Conservation Area, often most successfully where it takes into account the scale and grain of its historic context.

1. A typical (unlisted) mid 19th-century tenement warehouse in Queen Street with restrained classical detailing.
2. Egyptian Halls, Union Street, a warehouse designed by Alexander Thomson in his own eclectic 'Greek' revival style, 1871.
3. The 'Hattrack', St Vincent Street, an Arts Nouveau office block of 1899 by James Salmon II.
4. White Portland stone Chicago-style bank by James Miller in West George Street, 1930.
5. Former College of Building & Printing, North Frederick Street, 1964, Wylie Shanks & Partners in the style of Le Corbusier. Smooth travertine cladding and black Vitolite bands.
6. Rear of the Brunswick Hotel, refurbished and extended in 1996 by Elder & Cannon.

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Building Materials

The buildings erected before 1840 are mainly constructed of locally quarried sandstone in light hues of white and cream and occasionally pink. Traditionally the mortar was made from lime and local aggregates.

The arrival of the railway enabled the importation of stone from further afield within the Central Belt and this stone too is predominantly blonde sandstone.

By the turn of the 20th century the widespread use throughout the city of red sandstone from Ayrshire and Dumfriesshire created a distinctive Glasgow characteristic. Perhaps the earliest use of red sandstone in the centre of Glasgow was at the Barony Church, High Street, in 1886. Improved transportation permitted the use of imported stone from long distances, such as from Portland in the early 20th century.

Scottish granite was sometimes used for ground floor dressings and columns, kerb stones and road setts. Whinstone was also employed for kerbs and less-trafficked setted road surfaces. Stone cladding on building from the latter half of the 20th

century onwards is invariably imported, and has resulted in a multiplicity of stone types being used.

Some early 20th-century buildings are faced in ceramic materials such as faience or terracotta. Glazed brick, used to reflect light, is an important feature of the service lanes. Brick is most commonly reserved for side and rear elevations, very rarely being used decoratively.

Some façades include large cast-iron panels, a result of the burgeoning Glasgow foundries of the 19th century. The plethora of decorative cast and wrought iron details (railings, cresting, finials, grilles, lamps etc.) is very characteristic of the Conservation Area, as are bronze or copper panels.

There is a wide variety of window types and different sorts of glass: crown, cylinder, plate, patent plate, stained, painted, etched, drawn flat sheet, and modern float glass. Before 1914 the vast majority of window frames were constructed of timber. Metal frames of various sorts of steel or alloy became popular in the inter-war years.

Similarly outer doors are predominantly made of timber with brass or iron door

furniture.

Roofs are generally slated using materials from the West or Central Highlands - dark grey slates from Easdale or Ballachulish, grey, green or red slates from Luss. Domes are commonly covered in copper or lead. Chimney cans are generally of clay or terracotta.

Roofscape Detail

A broad variety of roof details define the character of the Conservation Area. Steeples, spires, towers, turrets, chimneys and domes appear across the City Centre, particularly as corner features within the Business District. Finials, weathervanes, decorative chimneys and balustrades animate rooflines.

The hilly topography makes a distinctive skyline of these roof features both in local views and in a wide range of views to, from and within the Glasgow Central Conservation Area. Whilst the effect of the grid-plans at street level is to unify, at roof level historic public, religious and commercial buildings jostle for attention with features of varying heights and slender profiles that protrude into the skyline.



1. Merchant's House, 42 Miller Street, 1775, John Craig, probably built using local East Cowcaddens cream sandstone.
2. The Ca d'Oro, Gordon Street, 1872, by John Honeyman, an innovative former furniture warehouse constructed using a cast-iron frame and glazed external panels.
3. Glazed brick elevation of the former Daily Record Building, Renfield Lane, 1900-01, by Charles Rennie Mackintosh.
4. Slate roofs, Gordon Street.
5. Red Dumfriesshire sandstone carved into a fish motif at the former warehouse 61-
- 65 Glassford Street, 1896, Robertson & Dobbie.
6. Detail of Anchor Building, St Vincent Place, 1905-7, by James Miller, a steel frame faced in white Doulton Carrara ware (enamelled stoneware).
7. The lively roofline of Charing Cross Mansions, Sauchiehall Street, with its exotic tower, tall corniced chimneys, red chimney cans, ironwork brattishing (cresting) to the pavilion roofs and finialled dormerheads.
8. Pagoda-roofed corner tower at Baltic Chambers, Wellington Street, 1900, Duncan

- McNaughtan.
9. View of the Business District roofscape from the Doocot at the Lighthouse, Mitchell Lane. The hilly topography gives prominence to a variety of towers, spires, domes, gables, chimneys, weathervanes and finials in views from different parts of the conservation area.
10. One of the Conservation Area's smallest buildings, the former St Enoch Subway Station, 1896, by James Miller, has a rich ornamental roofscape on a miniature scale.



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Statuary and Sculpture

Statuary and sculpture of an exceptionally high-quality in stone, bronze and other cast materials adorns many 19th-century and early 20th-century buildings along with decorative cast and wrought iron work. Free-standing statues are typical features of the main public spaces.

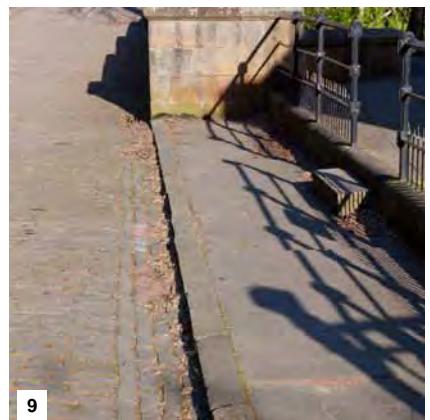
Ray McKenzie's book, *Public Sculpture of Glasgow*, provides further details. Much new sculpture has been commissioned during the renaissance of the Merchant City, which is described in the Merchant City Initiative's walking guide to the old and new public sculpture of the area (downloadable from www.glasgowmerchantcity.net).

Streetscape Character

The layout of the streetscape (road and pavement widths) has remained largely intact throughout the Conservation Area since the late 19th century. From building elevation to building elevation, most streets are in the 18m-25m range in width, but some of the streets in the older layout of the Merchant City are narrower, for example Miller Street is about 12.5m wide. The ratio of pavement width to road width varies throughout the Conservation Area, but typically each pavement is about a third (or under) of the width of the roadway.

In the narrower, densely built, streets of the Merchant City, basement areas are the exception. Here most buildings are entered directly off the pavement, or via a step, or set of steps, built out into the pavement. Basements were constructed in this part of the city, but they were lit from windows in the base courses of the building, or occasionally through gratings or later using glass blocks in the pavement.

Almost all the main east-west streets of the later grid-plan were initially laid out with basement areas enclosed by railings at street level. Entrance to the buildings was via a bridge over the basement area comprised of steps and a platt (flat landing at the top of the steps), also enclosed by railings. Basement areas survive in large part on these east-west streets, even where the initial residential developments have been replaced. Sauchiehall Street is the main exception. The cast-iron railings of the City Centre grid plan are relatively unified in design, deriving from a modest range of standard spearhead and fleur-de-lis designs. More decorative designs are comparatively rare, and generally relate to public buildings or remodelled/replacement buildings of the later 19th century. Although plain in design, long stretches of railings to basements and stairs are especially impressive, for example on parts of Bath Street and St Vincent Street. The



north-south streets of the grid have few basement areas: the building elevations are constructed hard against the edge of the pavement in most cases.

Further from the centre (e.g. Garnethill) small gardens also front the street. In these areas, where the railings were not required for safety, many were removed for the war effort during the Second World War. Some impressive runs of garden railings survive, for example at 106-112 Hill Street, but not consistently throughout a street.

Many of the original materials of the streetscape have been replaced over the years. Most of the lanes retain their early or original stone setts (mainly whin), and some street surfaces survive with whin or granite setts. However, it is likely that fully setted surfaces survive beneath later asphalt surfaces in many locations.

Similarly, most flagged pavements have been replaced with poured concrete, precast slabs, or asphalt. Again it is likely that some stone surfaces survive beneath the later coverings. Some stretches of flagstone survive (e.g. by the bridge at the Necropolis) and some have been reinstated (e.g. around the City Chambers). Large areas of streetscape improvement have taken place in the Merchant City, where high-quality natural materials have been

employed, such as Caithness flagstones and granite paving/road stones. Early or original whinstone and granite kerbs survive in large numbers throughout the Conservation Area. In general they are wider than their counterparts in Eastern Scotland.

Building-mounted lamps or modern steel lamp posts now light much of the Conservation Area. A number of private gas lamp standards survive in various states of completeness, particularly in the Blythswood area, and some have been converted for electricity.

Other fine pieces of street furniture include the police boxes in Buchanan Street and Cathedral Square and the Art Nouveau public conveniences in St Vincent Place at the junction with Buchanan Street. Although the tram system was removed from the City Centre in the late 1950s, some remnant brackets for overhead wires can be found on buildings.

Most of the street name signs in the Conservation Area are of modern cast metal with a black border and lettering against a white background. Occasional painted or other types of sign survive (e.g. 'George Square' on the City Chambers).

1. Statue of David Livingstone, Cathedral Square, 1875-79, John Mossman. © Fiona Jamieson.
2. Caryatid supporting an oriel window at the Merchants' House, West George Street/George Square, 1874-77, John Burnet Sr.
3. Decorative wrought iron gates at the City Chambers, George Street, 1883-88, William Young.
4. Queen Street, bronze equestrian statue of the Duke of Wellington by Baron Marochetti, 1844.
5. Detail from 1899 Queen Street warehouse by George Kenneth.
6. Pylon to the South Portland Street Footbridge (1851-3, George Martin, Engineer, & Alexander Kirkland, Architect), showing the granite setts of Carlton Place, one of the very few city centre streets to retain a setted surface.
7. A private former gas lamp in Bath Street.
8. Decorative cast-iron railings surrounding the basements and entrance steps in West George Street.
9. A once typical arrangement of flagstone pavement, whinstone kerb, setted gutter channel and whinstone road surface at the Necropolis.



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Landscape & Trees

Glasgow's hills, the Clyde river plain and the city's grid-plan layout have largely determined the form of present-day open spaces.

Areas of significant tree cover within the Conservation Area include the Necropolis, Cathedral burial grounds, Cathedral Square Gardens, Blythswood Square, Garnethill Park, Custom House Quay Gardens and the Clyde riverbanks. Recent public realm schemes with linear avenue-style planting form an incomplete but interspersed thread throughout the Conservation Area. Well-considered modern open spaces and sculptural features in the University of Strathclyde campus, to the north-east, also interlink, though outside the Conservation Area.

A small proportion of mature tree planting survives from the 19th century. It includes ash and oak at Cathedral Square Gardens and the embankment below the Cathedral, and poplar and willow on Carlton Place river embankment. These, with some

whitebeam, sycamore, and other species at the Necropolis (attempting to screen the nearby brewery and tenements) are all that remain of the late 19th-century plantings, selected for their resistance to atmospheric pollution. It once included many elms but these were lost to Dutch elm disease in the 1970s/80s – some in Cathedral Square Gardens, Ramshorn Kirkyard and Carlton Place.

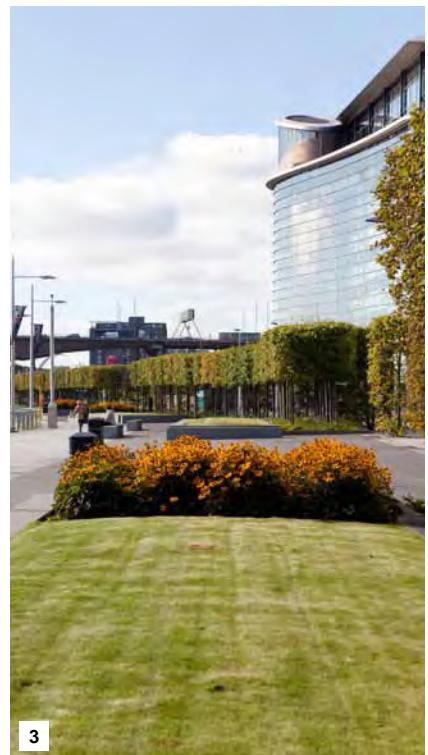
The distinctive lines of cherry trees in the 'new' burial ground on the north side of the Cathedral are probably associated with an early to mid 20th-century planting phase which may have included the line of Swedish whitebeam alongside the main carriage drive through the Necropolis. The Cathedral old burial ground tree cover is 20th-century.

The Council's post 2nd World War tree policy has been to ensure continuity of tree cover, improving the diversity of species and selecting according to ground conditions. This is evident in Custom House Quay Gardens where several conifers have been introduced in addition to mixed deciduous

species. However, this has sometimes obscured original landscape character and design intentions, e.g., Blythswood Square. Ramshorn Kirkyard has been better considered in location and choice of species, respecting that burial ground's history and layout.

Hybrid poplars and maple (*acer plantanooides 'Globusum'*) have been selected for the Provand Lordship Precinct; other public realm trees are mainly lime, e.g, along the Clyde Walkway and Buchanan Street.

In residential areas, where railings have been removed they have often been replaced by a variety of hedging, walling or fencing and there is little co-ordination of treatment along uniform terraced blocks.



1. The Necropolis viewed from beside the Bridge of Sighs that crosses the route of the Molendinar Burn (now culverted under Wishart Road). © Fiona Jamieson.
2. St Nicholas Garden, Provand's Lordship, designed 1996 by James Cunning Young & Partners. © Fiona Jamieson.
3. The recent linear urban park at the Broomielaw designed by Atkins, 2006-09.
4. Garnethill Park, created by the people of Garnethill and Dieter Magnus, 1991. © Fiona Jamieson.

Condition**Buildings**

Buildings within the study area are in mixed condition. Generally, the majority of buildings within the Conservation Area appear to be maintained in good or reasonable condition externally. However, there are a number of properties that suffer from poor levels of repair, or are empty or derelict (see the Buildings At Risk Register at: www.buildingsatrisk.org.uk). In June 2011 there are 38 buildings within the amended boundary of Glasgow Central Conservation Area on the Buildings At Risk Register. Evidence of neglect including vegetation, damaged stonework decaying wood and ironwork is a guide to where repairs are needed. The replacement of slate roofs, timber sash-and-case windows, cast-iron gutters and downpipes with modern products is evident in places.

A general issue is the maintenance of high-level features, such as gutters and cornices, where plant growth can cause damage. Earlier cement-based repairs are widespread and in a number of cases are accelerating stone decay. The poor condition of some property boundary walls and railings, particularly in Garnethill, is also a concern.

Streetscape

Whilst large parts of the Merchant City and Buchanan Street/Sauviehill Street streetscape have been upgraded significantly, there remain substantial parts of the Business District, Blythswood, Garnethill and Cathedral areas where there is a large legacy of low quality replacement materials from the mid 20th century and continuing erosion of quality through poor repairs/reinstatement by utility and other companies. Maintenance of the streetscape varies in standard across the area. Signposts, 'A-boards', safety railings and wheelie bins often add to street clutter, particularly in commercial streets.

In a large number of cases the condition of the lanes is generally poor: road surfaces are not maintained or badly patched.

**Open Space (see map at Figure 3)**

Although there has been a positive programme of open space enhancement in recent years, some significant problem areas remain. Commendable efforts have been undertaken to improve the Necropolis, but the continuing decay of some monuments and the historic landscape fabric remains overwhelming. George Square, the civic heart of the city, and a well-used public park, has undergone various changes in its lifetime. The late Victorian design is now debased, supports too many competing functions, and is no longer fit for purpose. This is acknowledged in City Plan 2. Blythswood Square retains much of its early 19th-century character but requires upgrading, while elements of Cathedral Square Gardens, a late 19th-century City Improvement Trust initiative, need renewal. A neglected space too, is the Cathedral's 'new' burial ground. Riverside improvements are pressing and completion of plans to maximise and improve the riverside walks and waterway could bring positive benefits, if well designed and carefully integrated into the historic townscape.

The design of Custom House Quay Gardens (1976) is now outdated and the surfaces heavily covered in graffiti. It

urgently requires improvement.

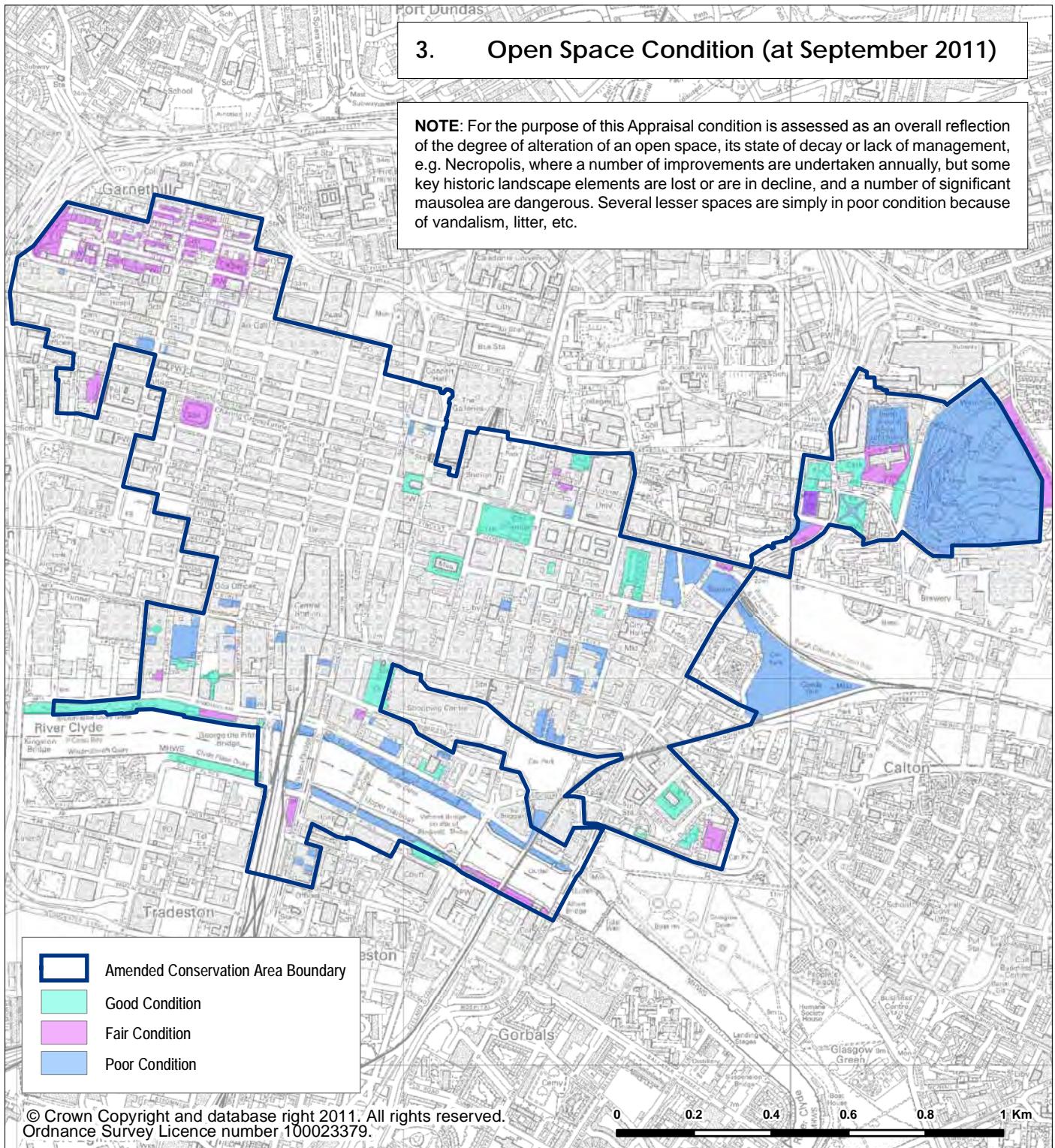
Domestic tenement front or back gardens contribute to the historic character of outlying parts of the Conservation Area. These are mainly limited to Garnethill, and parts of the High Street. A significant number of gardens in Garnethill are run down or neglected despite recent community and Council initiatives in this locality.

Landscaped car parks are of mixed standard, mostly poor; the best lie on the west side of Castle Street, facing the Cathedral.

Amenity strips are simply grassed and planted with some trees. The most notable are both banks of the River Clyde, forming part of a green network from Custom House Quay Gardens to Glasgow Green/Richmond Park, enhancing long distance walking and cycling routes and supporting wildlife. Areas of litter and detritus along the riverbanks do not make for an attractive environment. Hill Street embankment on the east side of the M8 is presently undergoing change with new development under construction, but much of the publicly accessible landscaping on the route from Renfrew Street is in need of renewal.

3. Open Space Condition (at September 2011)

NOTE: For the purpose of this Appraisal condition is assessed as an overall reflection of the degree of alteration of an open space, its state of decay or lack of management, e.g. Necropolis, where a number of improvements are undertaken annually, but some key historic landscape elements are lost or are in decline, and a number of significant mausolea are dangerous. Several lesser spaces are simply in poor condition because of vandalism, litter, etc.



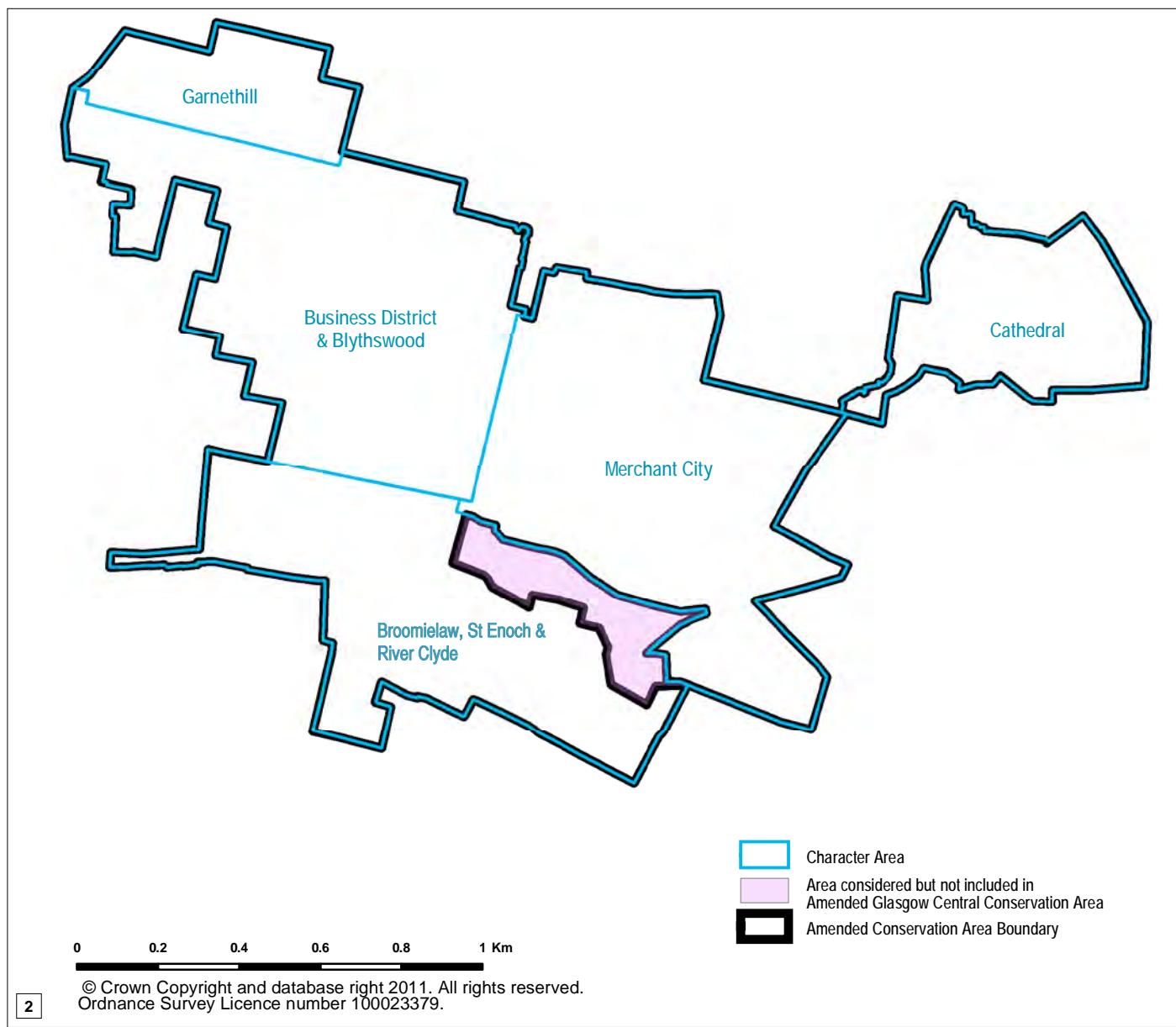
1. Plant growth causing long-term damage.
2. A Necropolis mausoleum in poor condition.
3. Map of Open Space condition.

GLASGOW CENTRAL

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CHARACTER AREAS



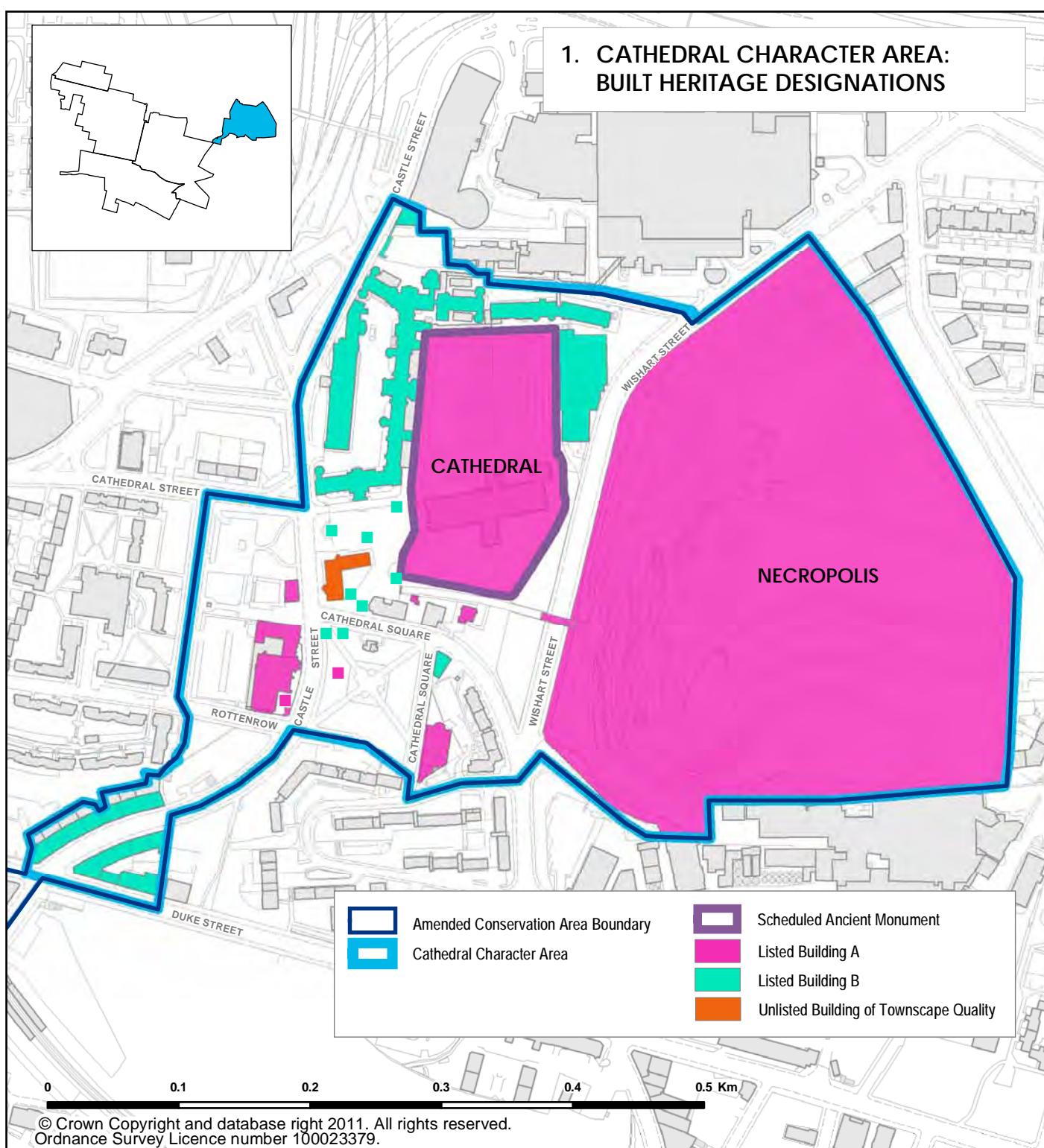
Introduction

Five distinctive Character Areas have been identified within the Conservation Area: Cathedral; Merchant City; Broomielaw, St Enoch & River Clyde; Business District & Blythswood; and Garnethill. The boundaries are drawn solely for the purpose of

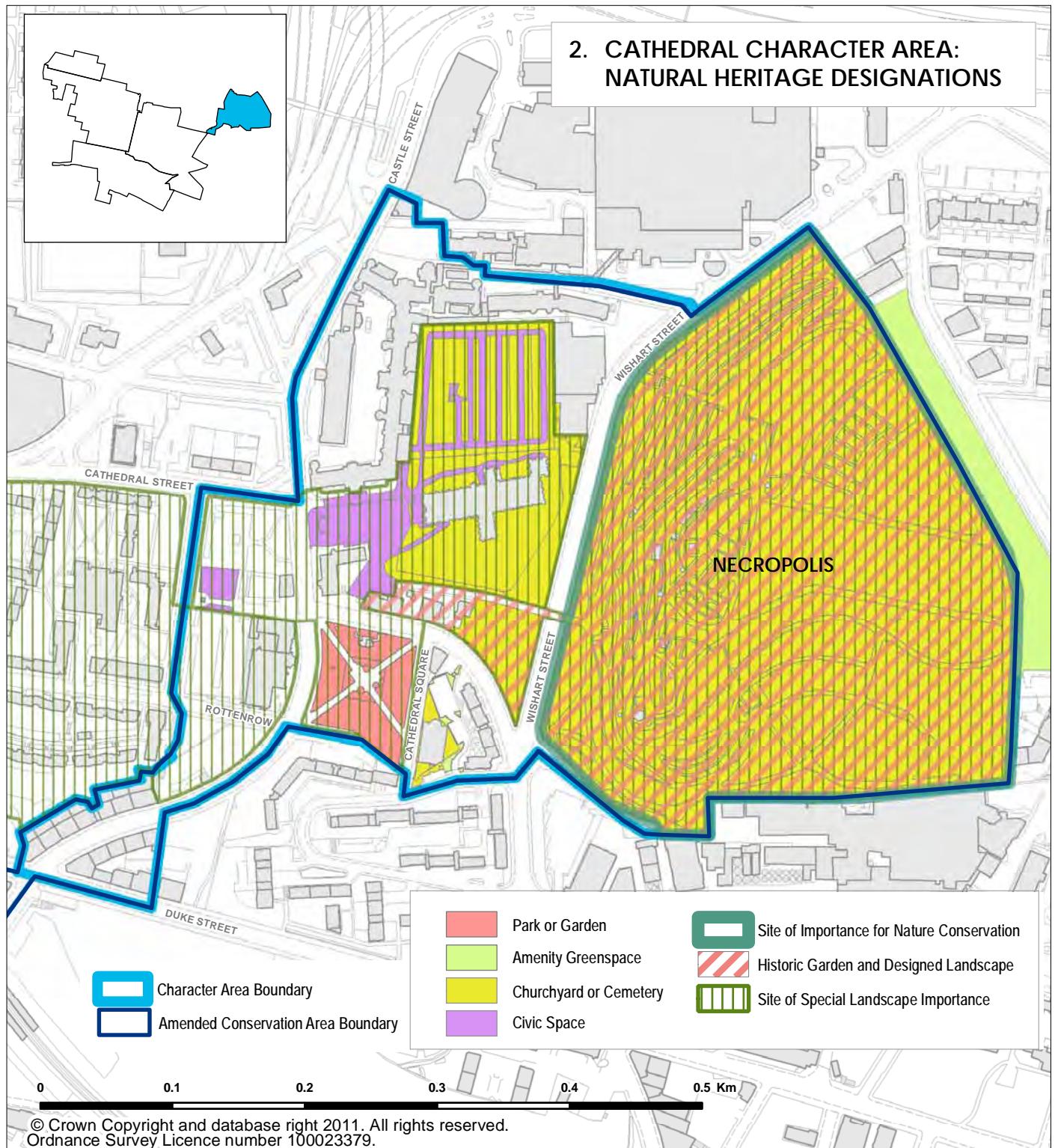
describing areas of common characteristics (architectural, historical, and layout) within this appraisal: they have no administrative, legal or other significance. The St Enoch Shopping Centre and adjacent surface car parks are excluded from the Glasgow Central Conservation Area, but are included within the Broomielaw, St Enoch & River

Clyde Character Area assessment because their sites are historically important and have a significant impact on the setting of the Conservation Area.

1. The landmark Charing Cross Mansions, designed by John James Burnet, 1889-91.
2. Map showing the five Character Areas within the amended Conservation Area Boundary.



2. CATHEDRAL CHARACTER AREA: NATURAL HERITAGE DESIGNATIONS



GLASGOW CENTRAL

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SUMMARY

The Cathedral Character Area comprises the ancient ecclesiastical centre of Glasgow and the upper part of the High Street that linked it to the mercantile centre beside the River Clyde.

With the exception of the Cathedral and Provand's Lordship, all visible remains of the mediaeval ecclesiastical centre have been removed and the sites redeveloped from the later 19th century. The High Street layout survives however.

Although recent developments have attempted to repair the cohesion of the area, the adjacent road network and some substantial gap sites still present a fragmentary appearance and create a sense of isolation from the modern City Centre.

The area contrasts with the City Centre in that it contains large individual historic complexes rather than a closely integrated

whole. The Cathedral, Royal Infirmary, Provand's Lordship, Museum of Religious Life, Barony Hall, Glasgow Evangelical Church, and Bell o'the Brae tenements are the principal structures.

Green space is a significant feature of the area, which includes the Necropolis, Cathedral Square Precinct, Cathedral Square Gardens and the Old and New Burying Grounds.

HISTORICAL DEVELOPMENT

Early History

The area around Glasgow Cathedral is one of the oldest settled sites in the City. It was here in the late 6th century or early 7th century that St Kentigern (or Mungo) established his monastery overlooking the Molendinar Burn (now culverted under the present-day Wishart Street) on land granted to him by the King of Strathclyde, Rhydderch Hael. The site of the monastery, "the green hollow", was reputed to be that

of an earlier Christian cemetery established around a century earlier by St. Ninian.

When Kentigern died around 612 his monastery became a place of pilgrimage and a small community was established on the site. It is known that a ford existed on the Clyde around the site of the present-day Victoria Bridge as far back as Roman times. Later a small fishing hamlet grew up on the north bank of the river and a route between this village and the devotees of Kentigern emerged along the line of the present-day Saltmarket, High Street and Castle Street.

Mediaeval

Glasgow Cathedral increased in importance throughout the Middle Ages reflecting the power of its huge see which was established by Earl David of Strathclyde (later King David I) between 1114 and 1118. The mediaeval see of Glasgow stretched from Skye in the north to Carlisle in the south and was jealously coveted by the Archbishop of York who claimed jurisdiction over it. During King David's reign, his first bishop, John, erected the first stone-built cathedral, consecrated in 1136. Like all mediaeval cathedrals it evolved over succeeding centuries, being added to and altered extensively by many generations of worshippers. The Bishops' rule was dispensed from their castle that stood on the crown of the hill overlooking the Cathedral itself. Thirty-two prebendal houses and St. Nicholas's Hospital sprang up around the castle and cathedral. Of these mediaeval buildings nothing now remains except the single prebendal house now known as Provand's Lordship.

Glasgow really started to expand significantly after it was created a Burgh of Barony between 1175 and 1178. During this period Bishop Jocelyn extended the Cathedral to enclose the burial place of Kentigern and in the mid 13th century Bishop Bondington considerably enlarged the cathedral, adding to the nave and forming one of the western towers. This was the most significant period of construction of the cathedral which was, at that time, the most important building in the land.

The Bell o'the Brae area was the supposed site of a major late 13th-century skirmish



between the forces of William Wallace and an English garrison occupying the Bishops' Palace. To the south of the Fir Park lies the Wellpark Brewery reputedly established on this site by the Tennent family as early as the 1550s.

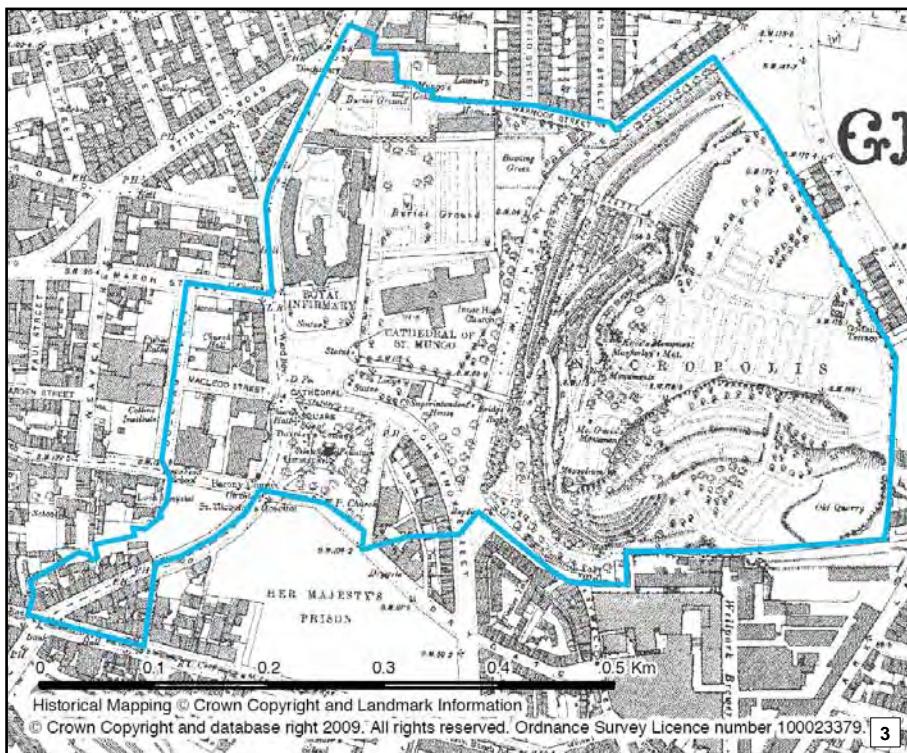
All trace has vanished of the timber-framed buildings which flanked the principal route from the Cathedral to the river although several historic stone-built houses survived in the surrounding streets until late into the 19th century. The mercantile town, which originated at Glasgow Cross, expanded in a linear manner northwards towards the Cathedral and the Bishop's Castle. The only major east-west routes at this time were at Glasgow Cross, where Trongate and Gallowgate meet High Street and further north where Rottenrow and Drygate form another crossroads with High Street/Castle Street.

17th Century

The ancient lands of Wester Craigs originally belonged to "James Hamilton, Bischope of Argyll and sub dean of ye Metropolitane Kirk of Glasgow". After passing through the hands of the Stewarts of Mynto they were sold, in 1650, to the Merchants' House of Glasgow. The lands of Easter Craigs also passed into the ownership of the Merchants' House and the combined estates were eventually parcelled off to wealthy Glasgow merchants. The western portion of the land was retained by the Merchants' House and became, in 1717, a plantation known as Fir Park.

18th Century

Ross' map of 1773 shows the Cathedral and the ruins of the Bishop's Palace set amid woodland or orchards to the north of the developing city, with the only other streets of note in the area being identified as Rotten Row, Limmerfield Wynd, Drygate



1. Charles Ross' plan of 1773 showing the High Street and Cathedral. Reproduced by permission of the Trustees of the National Library of Scotland.
2. 1865 OS Map. Reproduced by permission of the Trustees of the National Library of Scotland.
3. 1895 OS Map.

GLASGOW CENTRAL

conservation area appraisal

Character Area 1:
Cathedral



Street and High Street. James Barry's 1782 map shows the High Church or Cathedral standing in rural isolation with the only other streets of note in the area being identified as Rottenrow Street, Limmerfield, Drygate, High Street and Duke Street. At this time Duke Street existed only to the west of High Street. Duke Street expanded eastward in 1793 permitting the development of the large estates in what is now the Dennistoun area.

The North Prison, or Bridewell, was established in the final years of the century in the triangular area between Duke Street, High Street and Drygate. Its smoke-blackened, forbidding crenellations stood as a warning to wrong-doers until the late 1950s. Another of the major landmark buildings of the area was Robert Adam's Royal Infirmary of 1792 roughly on the site of the Bishops' Palace adjoining the Cathedral.

19th Century

Fir Park was transformed into the city's first commercial cemetery, the Necropolis, in 1831. Its impressive monuments and mausoleums have dominated the skyline of the area since, marking the final resting places of Glasgow's great and good. The Bridge of Sighs was built at this time to span the Molendinar Burn and link the Cathedral area to the Necropolis.

Townhead was an area that changed enormously during the 19th century. An 1821 map of the city and its suburbs shows a largely unbuilt area on the north-eastern edge of the city. Dramatic changes took place over the following twenty years as the ambitious city expanded its industrial base and new houses were needed to accommodate the massive influx of workers from the Highlands, (in the wake of the Clearances), from Ireland (escaping the

rigours of successive potato famines) and other parts of the British Isles.

Within a few years Townhead was one of the most densely populated areas in Europe. Its crowded tenements, soon blackened by the grime of diverse industrial operations, contained the workers labouring in the St. Rollox Chemical Works, foundrymen, clay pipe makers, locomotive builders, potters, glassmakers, timber merchants, distillers, coopers, haulage contractors and railwaymen, plus all the people who met the community's needs for food, drink and clothing.

Generally it was one of the city's poorer areas, but it did contain pockets of professional people who could easily walk to their offices in the City Centre. Although predominantly residential in character, there was a gas works and many small businesses operated between the



2



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tenements. To the south of the Necropolis Tennents' Wellpark Brewery expanded substantially as industrial processes were introduced to their brewing operation.

The Molendinar Burn, which once flowed past Kentigern's "dear green hollow", had become an open sewer and hazardous to health. Between 1860 and 1896 the burn was culverted and Wishart Street, named after the Bishop who supported Wallace, was created. In 1879, the City Architect, John Carrick, was responsible for the layout of the present-day Cathedral Square Gardens.

1900 - Present

In the late 19th century and early 20th century the City Improvement Trust swept away the tightly packed slum dwellings that were the last remnants of the mediaeval city. A limited architectural competition was held to design the tenemental housing to front one of the principal junctions in the city at High Street and Duke Street. Although Burnet, Boston and Carruthers won the competition in 1899 with their red sandstone Scottish Renaissance composition, their Bell o'the Brae tenements were not

completed until 1901–2.

The most significant building of the area in terms of scale and dominance is the Royal Infirmary. The 1901 competition-winning entry of H E Clifford was rejected by the Building Committee in favour of the neo-baroque composition designed by James Miller. Work began in 1907 and the final Jubilee Block, a homage to the original Robert Adam building, was completed around 1914. Sir Basil Spence, Glover & Ferguson constructed more modern additions to the north of the complex (outside the Conservation Area) in the 1970s and 1980s.

The Ladywell Housing Scheme of 1961–64 (Honeyman, Jack and Robertson), consisting of three 15-storey blocks and rows of two to four storey tenements, was erected on the site of the Duke Street Jail.

More recently Glasgow City Council commissioned the re-design of the Cathedral Precinct area (1991, by Page & Park Architects with Ian White Landscape Architects) and the creation of the St Mungo's Museum of Religious Life and Art (1991) by Ian Begg with Page & Park.

TOWNSCAPE APPRAISAL

Architectural Character

Castle Street/High Street

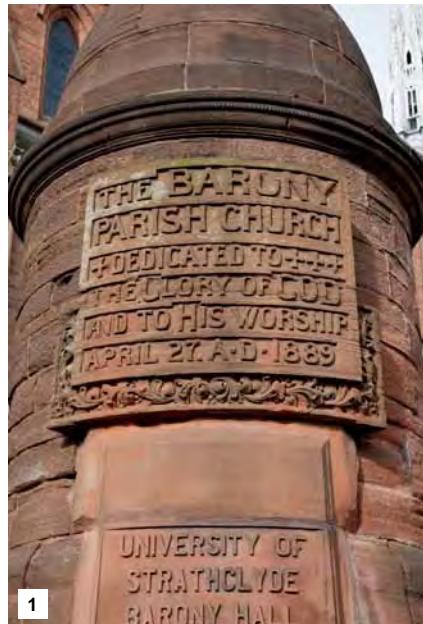
The principal streets of the Character Area are Castle Street/High Street, running north to south along the mediaeval route in a distinctive curve before straightening south of George Street (Merchant City Character Area). Although one of the oldest parts of the city, only the Cathedral and Provand's Lordship, a 15th-century prebendal house in Scots vernacular, survive from the mediaeval period in the northern part of

1. Circa 1870 photograph by George Washington Wilson of Glasgow Cathedral, the domed Old Royal Infirmary (designed by Robert Adam), and the Barony Free Church from the south-east.
2. The Cathedral from the north side of Cathedral Square.
3. Provand's Lordship, 1471, viewed from St Nicholas Garden (1996 by James Cunningham Young & Partners).
4. Entrance gates to the Necropolis, designed by the architect David Hamilton in 1838 and manufactured by T Edington.

GLASGOW CENTRAL

conservation area appraisal

Character Area 1: Cathedral



the street. This area is dominated by large individual buildings or building complexes and the Cathedral Precinct and burial grounds/Necropolis (see below).

Below Rottenrow, the main connecting street with the University of Strathclyde Campus and the Queen Street area, the sides of the street are open to green strips (once lined with dense development). Only at the stepped Bell o'the Brae tenements is the original enclosed and urban nature of the street restored.

The Cathedral

The Cathedral expanded and was adapted over the centuries to accommodate different liturgical practice. It dates mainly from the mid and late 13th century with the notable addition, of its central tower and spire in the 15th century. It is recognised as being the most important Gothic building of its period now surviving in Scotland. The asymmetrical western towers, which may have dated from the 13th and 15th centuries, were demolished in 1846 and 1848.

Glasgow Royal Infirmary

The Glasgow Royal Infirmary complex occupies a large site in the Character Area. The courtyard blocks are neo-Baroque with Scottish Revival details, whilst the later southern Jubilee Wing of 1914 is composed to reflect Robert Adam's previous building on the site, but with contemporary Beaux Arts detailing.

Other individual buildings

The later buildings of the area reflect the Gothic and traditional Scots buildings which once occupied the mediaeval core of the city. The Barony Hall is a late Victorian exercise in Gothic loosely modelled on Dunblane Cathedral. St. Mungo's Museum of Religious Life & Art, of 1991, is a 4-storey and attic Scots vernacular structure reflecting its position on the site of the ancient Bishops' Castle.

The principal exception to the essentially native architectural character of the area is the Glasgow Evangelical (former Barony North) Church, which is Italianate with a richly detailed frontage.

Open Space Character

The character of the area is predominantly urban with large areas of designed open space. The following provide the main landscape elements in the area:-

The Necropolis

In the early 19th century, Fir Park overlooking the Cathedral became the natural choice for the development of the Necropolis, only the third 'hygienic cemetery' in Britain and a landmark in Victorian garden cemetery planning. The layout was designed to harmonise with its surroundings, constituting a solemn and appropriate appendage to the Cathedral, to which it was subsequently linked by 'the Bridge of Sighs'. From 1831, the landscape design was charged to George Mylne, who became Superintendent and head gardener. His garden with the adjacent banking along Wishart Street forms part of the Necropolis and contributes to the setting of the Cathedral and the bridge.

The burial ground, comprising 37 acres (15 ha), contains some of the best Victorian funerary monuments in Britain. Inspired



Character Area 1: Cathedral

by Père Lachaise, Paris (1804), it is one of the earliest and finest cemeteries of its type in Europe and a site of international significance.

Extensions to the east and south, in 1860, were followed by additions in 1877 (when the Molendinar Burn was also culverted), and then 1892–93, effectively doubling its size. The silhouetted monuments are recorded in early artistic views and photographs. Complemented by mood-generating shrubs and trees on the lower and upper slopes, it still provides one of the most unforgettable and dramatic skyline effects in the country.

The Necropolis passed into Council ownership in 1966 and is managed as a park and burial ground. It is highly valued by Glaswegians and visitors alike for reflection, historical study and exercise, and for the commanding views it offers

over the Cathedral, the city and outlying countryside. The southern part continues in use for burials. Many historic tombs and monuments are still privately owned or cared for by the Merchants' House, now a charitable organisation.

The site is included in Historic Scotland's Inventory of Gardens and Designed Landscapes, 1987, reflecting its national and international standing. The nature conservation value is a Site of Importance for Nature Conservation (SINC) of local significance. Some recent efforts have been made to enhance that value through the introduction of a wild flower meadow. The south-west corner was originally a former quarry and then a coup.

Glasgow Cathedral Old Burying Ground

Surrounding the Cathedral on three sides, this is the more ancient burial ground, prominent in views from the Necropolis and the Cathedral Square Precinct. Largely enclosed by walling, it has been used for burials from the Cathedral's early days.

1. Gatepier to the former Barony Church, 1886, J J Burnet & J A Campbell, now the University of Strathclyde Ceremonial Hall.
2. Centrepiece of Glasgow Royal Infirmary, 1901, James Miller.
3. Bell o'the Brae tenements, High Street, part of the City Improvement Trust works of 1899–1902.
4. The Cathedral, Precinct, Necropolis and original Barony Church (1793, Robert & James Adam) viewed from the north in a photograph by George Washington Wilson of circa 1870.

GLASGOW CENTRAL

conservation area appraisal

Character Area 1: Cathedral



A number of notable wall tombs of 17th- to 19th-century date are evident, while the gentle grassy slope contains tightly packed recumbent gravestones, leaving little ground for amenity tree planting. It is a site of outstanding archaeological interest and a Scheduled Ancient Monument. Tree cover is mainly confined to the south-eastern half.

Glasgow Cathedral North ('New') Burial Ground

On a gentle sloping site, shielded by the high walls of Glasgow Cathedral and the Royal Infirmary, the area provides a green setting for the hospital complex. The present layout dates from the early 19th century, but there is older underlying archaeology. The largest enclosure provides the setting for a number of upstanding gravestones, and the Kerr memorial (1838). Other compartments are separated by red sandstone walling. Mature, earlier 20th-century cherry trees are a distinctive feature. The burial ground is part of the Cathedral's essential setting, contributing to its cultural value.

Cathedral Square Precinct

Lying on the west side of the Cathedral, the space was first formalised, in 1917, by the City Engineer, A. B. Macdonald. It partly overlays the entrance carriage court to Robert Adam's Royal Infirmary (1792) and before that was part of the Bishop's Castle/Palace complex.

The square was subject of a major landscape improvement scheme in 1991. This created a high-quality paved area providing a fine setting for the pre-existing statues and monuments. An avenue of trees was added, leading directly to the west door of the Cathedral. The space is of national significance in providing a setting for the Cathedral, the various statues and surrounding buildings. The David Livingstone statue was formerly located in George Square, but was relocated here in 1959.



Cathedral Square Gardens

A formal, green square formed by City Architect John Carrick in 1879, but overlaying older archaeology. The original layout of central fountain at the meeting of a saltire-arrangement of paths survives but in modified form. Each leg of the saltire focuses on a key building: the Cathedral; Provand's Lordship; Bell o'the Brae tenements; and the Glasgow Evangelical Church. Railed grassy lawns with perimeter tree planting remain, but the fountain — the M'Dowall, Steven & Co. Fountain relocated to Cathedral Square Gardens after the 1888 International Exhibition —has been superseded by mid-late 20th-century seats, timber-encased plant containers and a large Peace Mosaic. The original planting is now more varied and has been restocked at various times, but there are several older ash and oak. Exotic conifers have been planted in the containers around the seating area.



The police box at the corner of Castle Street and Cathedral Square, designed by Gilbert MacKenzie Trench (principal Architect and Surveyor to the Metropolitan Police) in 1928, is exceptionally rare for its survival in its original location since circa 1935. The Glasgow boxes were painted red until the late 1960s, after which they were sometimes painted blue like their English counterparts.

The Castle Street frontage provides the setting for the bronze equestrian statue of William III (1735), relocated here in 1923 from Glasgow Cross. The statue is the city's oldest public sculptural landmark and category 'A' listed. The nearby statue of Norman Macleod (1812–72) is adjacent to an uninviting, early 20th-century toilet block. The park layout is unexceptional, but the site's historical significance is elevated by the underlying archaeology, the equestrian statue, and the space's contribution to the setting of adjacent listed church and Cathedral buildings. There is scope for enhancement.

St. Nicholas Garden, Provand's Lordship

St Nicholas Garden is an enclosed cloister garden created in 1995, lying to the rear of Provand's Lordship, the only surviving Cathedral prebendary house. It represents a modern re-interpretation of a 16th-century physic garden, commemorating the medicinal purposes of Provand's Lordship, to care for the sick and poor. Principal features are the garden topiary and box beds that are well maintained. The garden walls contain 13 carved keystone faces from the Tontine Building (1737), formerly at Glasgow Cross. Other emblematic features are incorporated. Modern cast-iron railings permit a clairvoyé view towards the Cathedral precincts.

St Mungo's Museum Japanese Garden

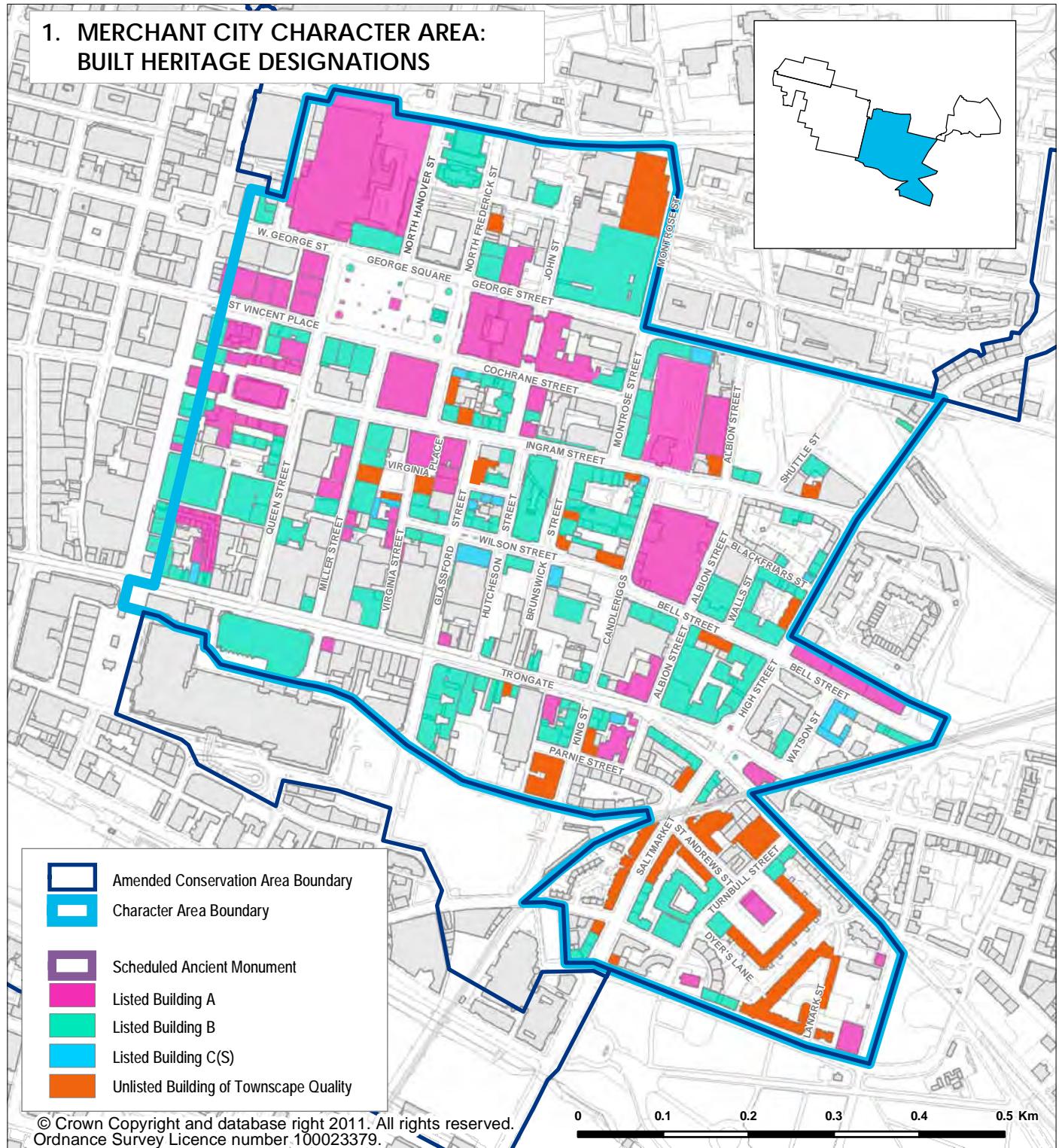
An enclosed, dry stone, Japanese Zen garden, designed by Yasutaro Tanaka within the enclave of St Mungo's Museum (1993). The garden provides an intimate outlook for the building's café area and space for peace and contemplation. It reflects the interaction of faiths within and outwith the building. The Cathedral and Necropolis figure prominently in outward

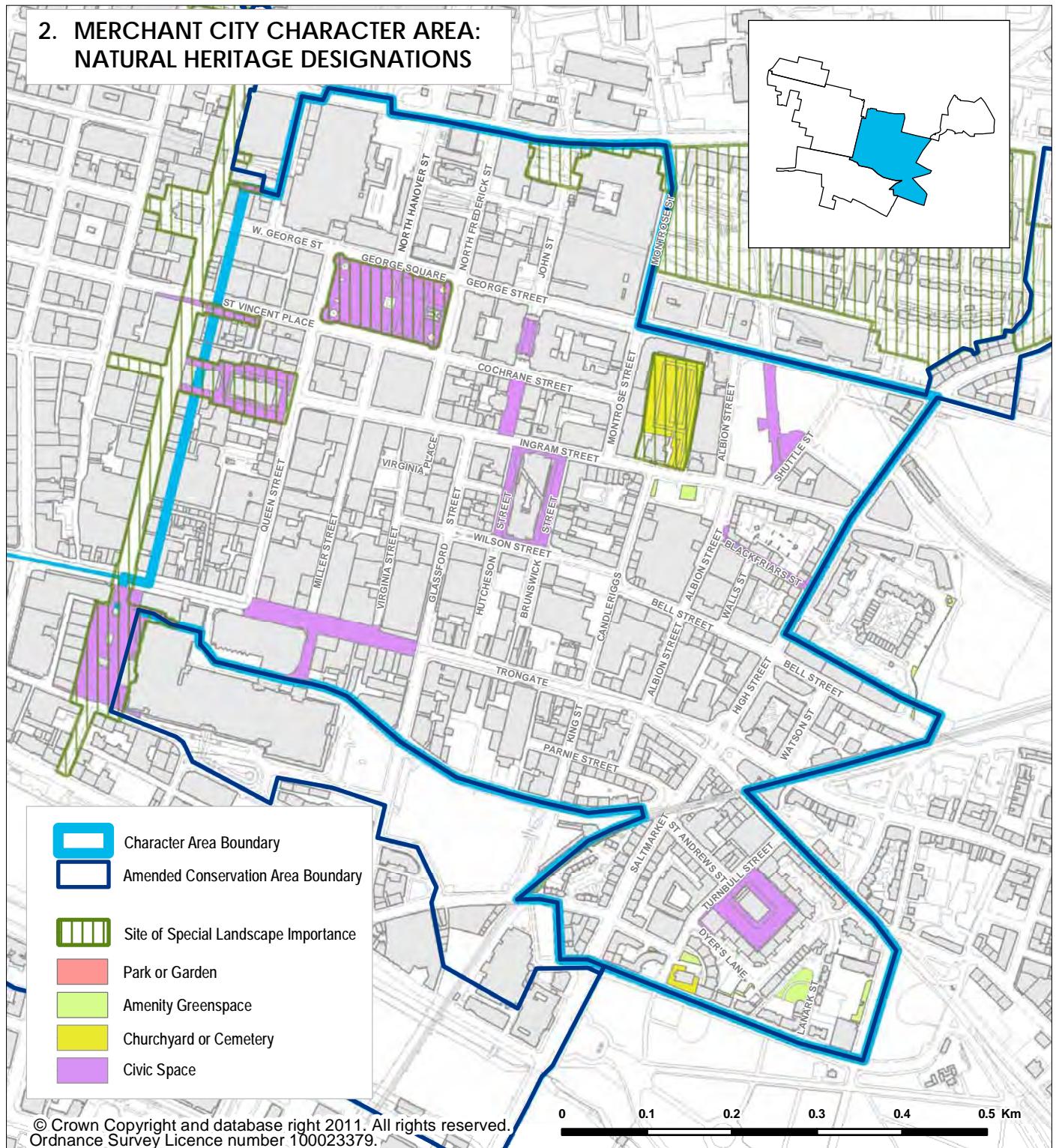


views. The garden, though modest, is well cared for and believed to be the first of its type in Scotland.

1. The Necropolis. © Fiona Jamieson.
2. Cathedral North Burial Ground, layout from the early 19th century. © Fiona Jamieson.
3. Cathedral Square Precinct and Livingstone Statue. © Fiona Jamieson.
4. Cathedral Square Gardens and William III Statue, possibly by Peter Scheemakers, 1735.
5. St Mungo's Museum, Japanese Garden, designed 1993 by Yasutaro Tanaka. © Fiona Jamieson.
6. Cathedral Square Gardens and Glasgow Evangelical Church. © Fiona Jamieson.

Character Area 2: Merchant City







1

SUMMARY

The Merchant City Character Area comprises the part of the city falling within the mediaeval mercantile town plan and two subsequent phases of 'new town' development.

Very little of the mediaeval mercantile town survives in terms of historic fabric, but the street plan from the Cathedral to the Saltmarket and west along Trongate remains largely intact. Similarly fragments remain of the first 18th-century merchants' houses constructed in new streets leading north from the Trongate, but the street plan is still legible. Vestiges of the network of narrow lanes, wynds and closes can also be found in the character area. More survives of the planned town around George Square designed in 1781. Typically the views along the streets of this grid-plan are closed by a landmark building set in a square.

The Character Area has a very diverse usage and architectural character derived

from centuries of intensive development and redevelopment. The building types range from late 18th-century tenements and warehouses to the city's main public and institutional buildings. Many buildings carry the Glasgow Coat of Arms, having been commissioned by the City Corporation or the various Trades or Merchants guilds.

HISTORICAL DEVELOPMENT

Early History

The establishment of a monastery in the late 6th century or 7th century combined with a ford river crossing to the south, level fields and defensible higher ground to the north, and the natural east-west corridor of the Clyde valley contributed to the early settlement of the area.

Mediaeval

At the start of the 12th century Glasgow was still a small hamlet. However towards the late 12th or early 13th century, the

combination of topography and geography is thought to have led to the development of two settlements, one above the Molendinar Burn and another, possibly of masons or fishermen's cottages, nearer the river at its crossing point. The latter is likely to have predated the creation of the mediaeval burgh in 1176. The existence of a lower town comprising parts of the streets presently known as High Street, Trongate, Gallowgate and Saltmarket – these four streets meeting to form Glasgow Cross - can be dated to this period.

During the mediaeval period the city grew to the west with the provision of a proper bridge connecting to Stockwell Street. Glasgow also thrived and developed commercially during this period. In the latter part of the 14th-century grazing land between Trongate, Saltmarket, Bridge Street and Stockwell Street was developed for high-density housing traversed by north-south wynds.

High Street formed the eastern edge of the



Character Area 2: Merchant City

present Merchant City between Townhead and Glasgow Cross. The character of the built form at that time was in buildings with narrow gables facing the street at the front of long narrow riggs or plots, interspersed with wynds and closes.

The city expanded from north to south and the University was established on the High Street in 1540. The population trebled over the next hundred years. Many of the long riggs behind the original houses filled up rapidly and densely in a mixture of flats and cottages.

In 1573 Sir David Lindsay of Kittochside acquired a large portion of Mutland Croft, a section of arable land lying south of Trongate and west of Saltmarket, which he began to lay out for building, forming two streets subsequently known as Old Wynd and New Wynd, running south from Trongate to open onto Bridgegate. For over a century these remained the sole intrusions into the Mutland Croft.

The lower town was relatively slow to develop. The initial westward expansion of the Trongate to the West Port was associated with the 1485 Collegiate Church of St Mary, rebuilt for civic use a century later. The later tower of 1631 survives as the Tron Steeple.

17th Century

The lower town seems to have been more intensively occupied and also less well-built, which contributed to its damage from fires in 1652 and 1677. Fire provided both the initial reason and the opportunity for the creation of Gibson's Wynd, running west from Saltmarket.

Following these fires, civic intervention led to the imposition of a rigid building line and an insistence on stone buildings on public streets.

The resulting handsome arcaded shops with tenements above were described by Daniel Defoe in his 1726 '*Tour through the*

1. John Slezer, detail from 'Prospect of ye Town of Glasgow from ye South', 1693. From the left the view shows the towers of the Merchants' House, Tron Kirk, Blackfriars' Church, the Old College, the Tolbooth and Glasgow Cathedral. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Detail of the Glasgow inset on Charles Ross' 'Map of the Shire of Lanark', 1773. The map show the dense fingers of development stretching back from the High Street and the early buildings on the streets north of the Trongate. Reproduced by permission of the Trustees of the National Library of Scotland.

GLASGOW CENTRAL

conservation area appraisal

Character Area 2: Merchant City



Island of Great Britain'

'Glasgow is, indeed, a very fine city; the four principal streets are the fairest for breadth, and the finest built that I have ever seen in one city together. The houses are all of stone, and generally equal and uniform in height, as well as in front; the lower story generally stands on vast square dorick columns, not round pillars, and arches between give passage into the shops, adding to the strength as well as beauty of the building; in a word, 'tis the cleanest and beautifullest, and best built city in Britain, London excepted.'

The scale and flamboyance of the new Tolbooth, built from 1626–34 at Glasgow Cross by John Boyd, architect and Master of Works, marked the importance of the civic administration and the increasing dominance of the Trongate/Gallowgate axis through Glasgow Cross. The slender Steeple with its crown spire is the only remaining fragment of the 17th-century building.

The advent of architectural classicism in the town was marked by the major developments of the University in the High Street and the first Hutcheson's Hospital at the end of the Trongate in the 1630s, and by the Merchants' House of 1651 at the Bridgegate.

18th Century

The Cross remained central to Glasgow throughout the 18th century, but the increasing presence of noxious industries in the Gallowgate and rapid population growth (12,000 to 83,000 through the century) drove more fashionable developments westwards.

This development was piecemeal, but ordered. Many buildings in the Trongate were rebuilt to simple classical designs, such as 106-110 Trongate of circa 1790. Early Georgian initiatives west of High Street were part private, part municipal.

Daniel Campbell of Shawfield, the

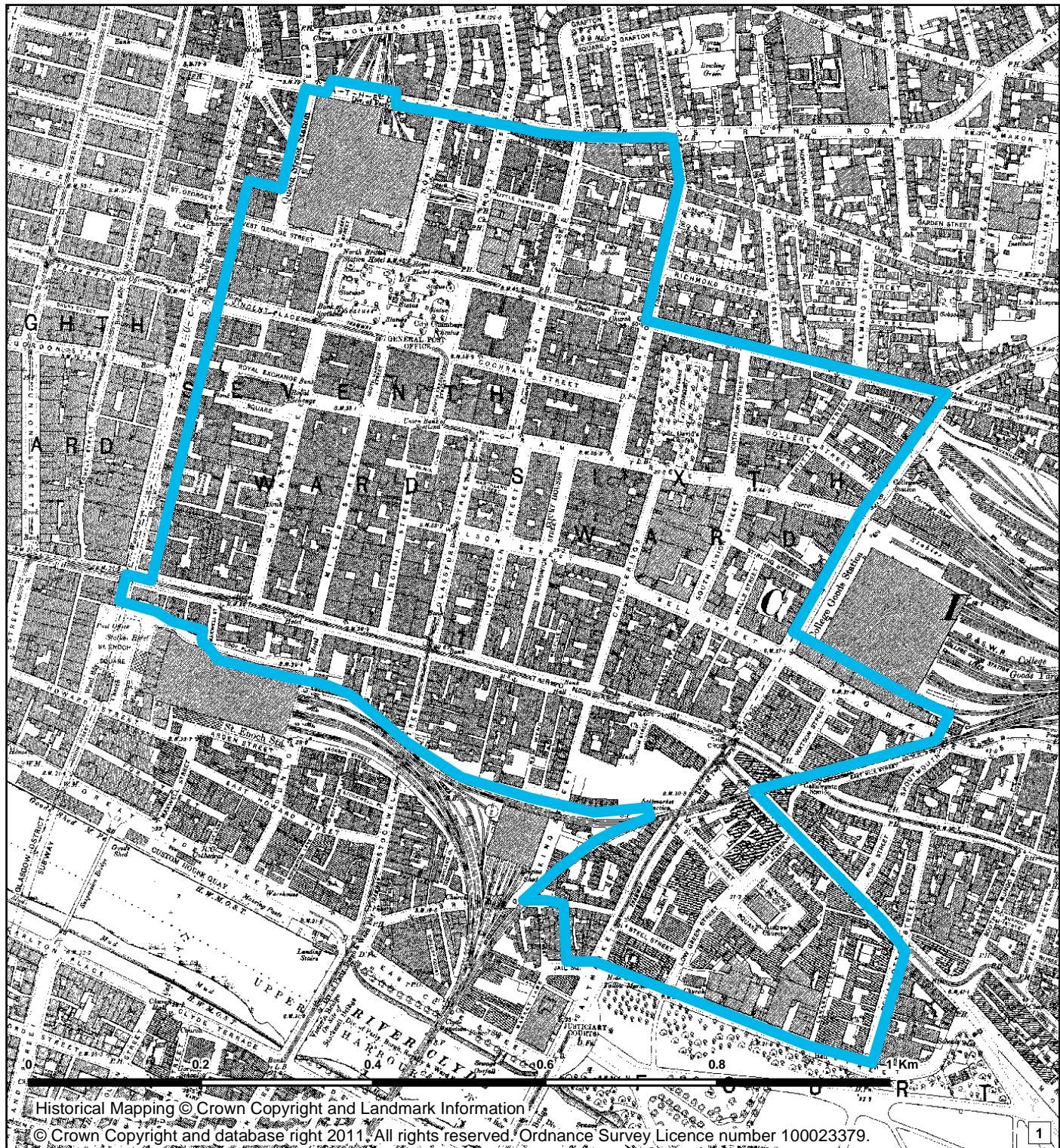
pre-eminent merchant of the period, set a fashion for the future by building a Palladian mansion in 1711–12, designed to close the view up Stockwell Street from Glasgow Bridge. It was the first built to a particularly Glaswegian pattern, where streets provided vistas terminated by large, usually classical, buildings. This entailed either a T-junction or a central approach to a square with the eye-catcher building in the centre. The core Merchant City area, which was to develop in the late 18th century between High Street and Glassford Street, would make full use of this design element (as opposed to the open-ended grid-iron arrangements of later developments).

Fuelled by the profits of the tobacco trade, merchants built villas into the countryside beyond the West Port. These extended north into streets such as Miller Street, where both architectural and residential regulations protected amenity (e.g. no old-fashioned 'corbie steps' or crowstepped gables, and no shops or industry were

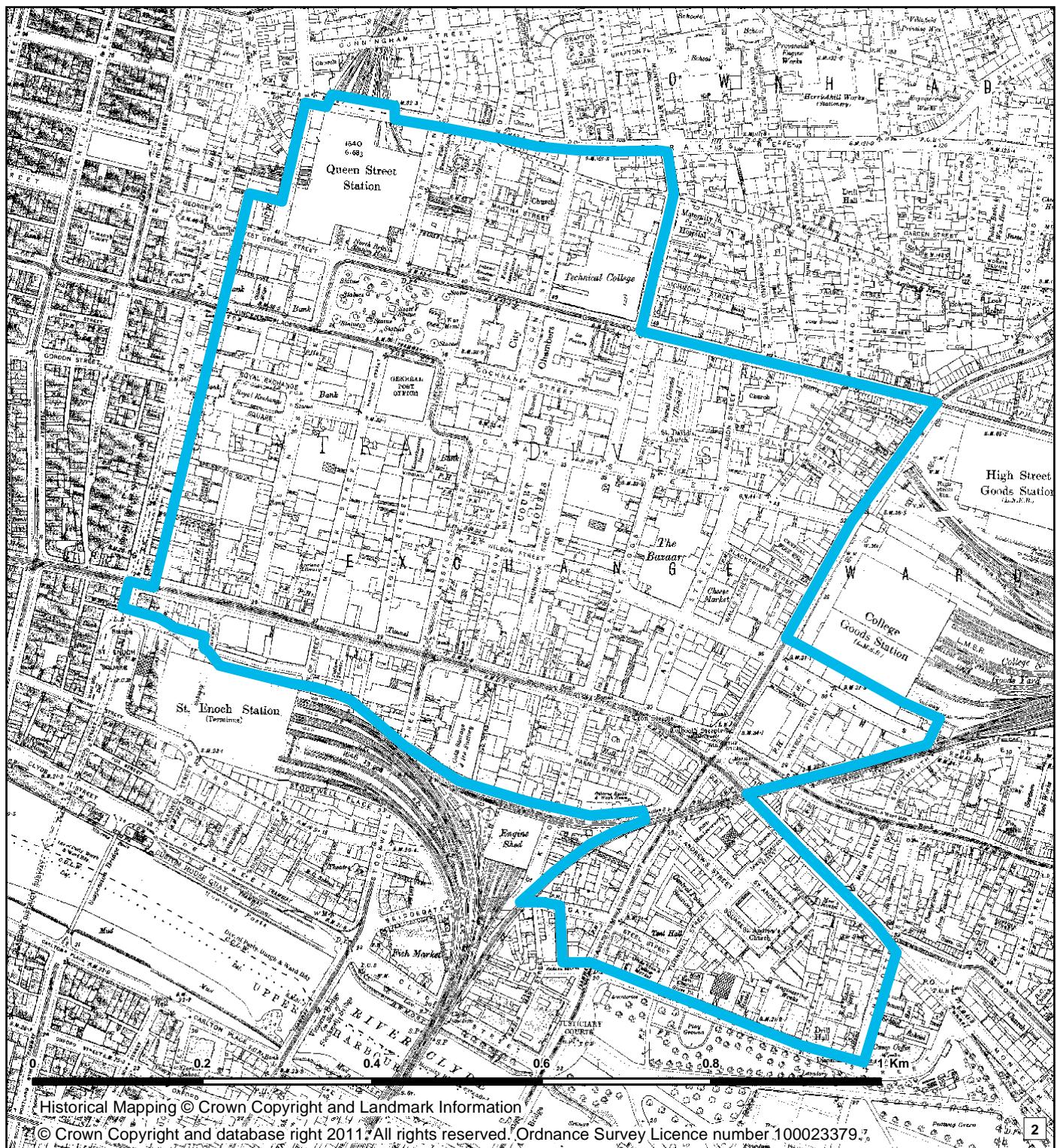


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1. Ordnance Survey map circa 1895 showing the major effects of the railway and the City Improvements Trust on the High Street and the amalgamation of numerous small plots into larger sites.



2. Ordnance Survey map circa 1933 showing relatively small changes in the development pattern.

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conservation area appraisal

Character Area 2: Merchant City



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permitted here). Tobacco Lords constructed a number of small detached villas, for example at 42 Miller Street.

The Town Council took a much more active interest in the lands nearer to the High Street. Candleriggs had previously been driven through the Lang Croft to create a straight street linking with Bell's Wynd to High Street, forming a large urban block penetrated by narrow wynds to the north of Trongate. In the 1720s the town paid for the laying out of King Street to align with Candleriggs. The various city markets were to be relocated in those two streets.

The first Ramshorn Kirk of 1719 terminated the view up Candleriggs, as its successor of 1824 continues to do. The mansion built on farmland for William Cunningham in 1778 was later subsumed into the Merchant City and converted for use as the Royal Exchange at the western terminus of Ingram Street.

Between the municipal rationalisation of Candleriggs and the rich private streets west from Virginia Street lay an open

middle-ground. By the 1780s the alignment of Ingram Street had been re-adjusted to create a formal arrangement with High Street. This sector was opened up for development by the demolition of the first Hutcheson's Hospital on Trongate (which eventually re-located in 1802 to the top of the new Hutcheson Street).

This was the stimulus to the opening of Brunswick and Wilson Streets after a deal between the Council and a developer, Robert Smith, who was interested in developing tenements. By 1790, a year after acquiring the property, Smith had completed the first tenement. In the end, Wilson Street was built on a more expansive scale than any other in the area and lined with impressive arcaded palace blocks of shops and tenements.

Further deals led to the formation of Glassford Street in 1792, with the Trades' Hall designed by Robert Adam closing the view down the new Garth Street. In contrast to this pattern, the western end of Wilson Street was narrowed by the construction of fine tenements.

The Town Council had promoted a new town, designed by the town surveyor, James Barry, in 1772. However, it was Barry's revised scheme published in 1781 that formed the basis of the grid-iron plan around George Square and laid the basis for the later planning of the Business District and Blythswood areas to the west. Although the development of this new town was speculative, the Town Council approved the layout and building designs.

19th Century

Residential densities increased further during the 19th century with associated overcrowding and unsanitary conditions. The prosperous and fashionable merchants and their families began to move west towards St Vincent Street. As a residential area the "new town" lasted approximately two decades.

The central business district similarly relocated westwards resulting in the demolition of many of the earlier larger merchant's houses in favour of commercial



3



4

buildings.

Warehousing particularly associated with the cotton industry and institutional uses moved into the area reinforcing the changing character of the area as a trading district. It was during this time that many landmark buildings of the area were constructed.

A great many warehouses were devoted to the tailoring industry, making up textiles from sewed muslin to shirts, cravats, umbrellas and underwear etc., not just storing textiles.

Many of these comprised U-plan courts. A main range fronting the street would often have two wings running off it to either side of a pend opening to a court, for example Canada Court, Queen's Court, Royal Exchange Court, Virginia Court ("Jacobean Corsetry") etc. Often the doors to the yard would be flanked by grand neo-classical pilasters. Just one court of this type now survives whole: the exceptional Princes Square. One-sided courts however survive at Virginia, Smith's (originally for James Finlay and Co of Catrine and Deanston Mills) and Royal Exchange Courts, and

100 Brunswick Street.

The original Merchant City area became characterised by wholesale markets and retail warehouses in the later part of the century. Around Albion Street and the Fruitmarket/Bazaar they were primarily for the wholesaling of fruit and vegetables, complete with auction rooms, and continued to be so until those markets relocated. To the west the street blocks between Ingram Street and Buchanan Street were laid out for commercial buildings.

In 1866 the City of Glasgow Improvement Act made the City the first local authority in Britain to tackle large-scale slum clearance. At this time the area around Trongate and Glasgow Cross remained mediaeval in urban form with narrow alleys and wynds full of overcrowded tenements. However, by 1874, over 25,000 people had been rehoused assisted by the City Improvement Trust. Consequently very little survived of the older fabric between the Cathedral and the original river crossing.

There was a building boom in the late

1. 1848 engraving of a 1770 view by Robert Paul of the Trongate from Glasgow Cross showing the 17th-century Tolbooth on the right and the Tron Steeple on the left. © Glasgow City Libraries.
2. Photograph by Thomas Annan for the City Improvements Trust between 1886 and 1877 of an arcaded 17th-century tenement in the High Street. © Glasgow City Libraries.
3. Trades' Hall and Glassford Street from Ingram Street, 1828, engraved from a view by John Knox. Arcading of the ground floor was a persistent feature of Glasgow shops, tenements and warehouses until at least the late 18th century. The engraving shows a continuity of building pattern throughout the street. Two classical pediments mark the opening into the western part of Wilson Street. © Glasgow City Libraries.
4. Former St David's Ramshorn Church, Ingram Street, 1827 by Thomas Rickman, on the axis of Candleriggs. The long block of tenements on the left of circa 1800 (modern shopfronts) are similar in type to those shown in Figure 3.

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Character Area 2: Merchant City



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19th century when new model tenements and warehouses were constructed. They were principally located in High Street and eastern Trongate, for example at 3–39 Trongate, 2 Saltmarket, 5–7 Chisholm Street (1891–1900), 79–83 Trongate, and 5–11 King Street (1895).

A process of continuous redevelopment retained economic viability for the area as a whole.

1900 – Present

The trend for warehousing, particularly for trade and storage, in the Merchant City continued beyond the Victorian period and into the early part of the 20th century.

Towards the middle of the 20th century the warehousing and markets functions gradually weakened as the City continued to grow. However, by the end of the 1960s there was widespread relocation of these uses out of the area and by the end of the 1970s there was little commercial activity left. Part of the area became an Outline Comprehensive Development

Area. Subsequently, the Council was able to acquire properties and then to initiate a strategy for the area's renewal through a Special Project Area, which was property-led. This encouraged the regeneration of the Merchant City with the reintroduction of residential use with both conversion of existing properties and some new residential and commercial infill developments.

The area around Trongate was also characterised by warehouse uses, but they were more retail in nature, and there is evidence of a decline in retail function at the expense of other stronger retail areas within the City.

In the last decade of the 20th century developments on the eastern edges of the Central Conservation Area, such as the restoration of listed buildings combined with new residential flats (e.g. 'Homes for the Future' opposite Glasgow Green) have helped to revitalise the area to the east of Saltmarket.

Civic, commercial, retail and financial

functions remained well represented within the Character Area during the 20th century along with residential infill developments and conversions. The area's regeneration has meant that as well as new buildings and uses being introduced, there has been further diversification with existing buildings being converted to a variety of uses including hotels, clubs, restaurants and public houses.

In addition the Merchant City Townscape Heritage Initiative has played a major role in encouraging high-quality restoration of buildings and shop frontages. Public realm works have also been carried out in large parts of the area.



TOWNSCAPE APPRAISAL

Architectural Character

The Merchant City is the historic civic core of the city and as such possesses a rich and varied architectural character. This character reflects the development of the city from the Middle Ages to the present day and is defined by the range of periods, styles and types of the buildings. It contains many of the city's historic administrative, public and commercial buildings.

Density of building is high, as is to be expected in a City Centre, with continuous

building lines set tight against the pavements. Where basements exist, small light wells rather than basement areas generally light them. While some buildings are as low as two storeys, such as the former Candleriggs Market, there is some consistency of height between four and five storeys. Corners are often given greater height and prominence with the addition of domes or other decorative roofs.

High Street

The eastern edge of the Character Area is formed by the long, straight stretch of the lower High Street. 19th-century and later

redevelopments here have removed all traces of the mediaeval building pattern. Between George Street and College Street there is a large gap sites on the west side of the street; the large former railway sidings site on the east side of the street (outside the Conservation Area) is currently being redeveloped as 'Collegelands', a mix of offices, a hotel, multi-storey car park, student accommodation, residential units and retail. The southern end of the High Street at Glasgow Cross forms a quadrant around the Tolbooth Steeple.

Trongate

Trongate was the old civic quarter of the ancient mercantile town. It still houses the Tolbooth Steeple and Tron Kirk Steeple from its early history. Much redeveloped in the 19th and 20th centuries, the street is now a busy traffic route and shopping/office quarter. At Glasgow Cross the street widens in a triangular form in front of the old Tolbooth site. The Mercat Building of 1922 terminates the view, and marks the eastward division of the street into Gallowgate and London Road (outside the Character Area). The continuity of urban form on the north side of the street is disrupted by a number of gap sites, the result of over a decade of development inertia and speculation by successive owners, which has yet to bear fruit.

1. Trongate from Argyle Street in a watercolour of circa 1850 by Alexander Shanks. Regular distribution of windows and a general consistency of height were characteristics of the 18th and early 19th century buildings here. Then, as now, the street had a significant retail presence at the ground floor and was a busy thoroughfare. © Glasgow City Libraries.
2. Contemporary redevelopment of the 1930s Lawson Fisher warehouse/showroom as offices in Turnbull Street by Page & Park Architects.
3. Trongate looking east from Hutcheson Street. There is now a larger variety of scale and period of building, but still a regularity of architectural rhythm in the vertical bays of windows.



Argyle Street

Argyle Street forms the linear western continuation of the Trongate. Together with Buchanan Street and Sauchiehall Street it forms the part of the city's main Z-plan network of retail streets. The street has a very mixed architectural character, and is divided visually by the Central Station bridge ('Highlandman's Umbrella'). Mostly pedestrianised, the eastern end is lined with low buildings of horizontal emphasis. Several monumental early 20th-century department stores line the central section between Queen Street and the Central Station bridge. The new entrances to the St Enoch Centre were constructed here recently on the south side of the street.

West of the Central Station bridge (half in the Broomielaw, St Enoch & River Clyde Character Area and half in the Business District & Blythswood Character Area), where the street is not pedestrianised, the character changes again to a mixture

of large-scale office, retail/bar, and hotel use. The Radisson Hotel is a striking new addition to the street scene in this location.

Saltmarket

The sweep of the late 19th-century railway viaducts has the effect of breaking visual connections between Glasgow Cross and the south-eastern corner of the character area. South of the railway viaduct, the Saltmarket forms an extension of the linear part of the High Street. Fashionable in the early 18th century, it is now mainly developed with 4-storey 19th- and 20th-century tenements. Several of the blocks, like the Old Ship Bank at the junction of Saltmarket and Bridgegate, have corner features such as towers and domes.

St Andrew's Square

St Andrew's-in-the-Square Church, 1739, is the earliest surviving example of the distinctive Merchant City planning that placed 'feature' buildings at the heart of



urban squares. The 18th-century tenements around St Andrew's Church were removed and redeveloped in the late 20th century, retaining the plan of the square. The area has the feel of a quiet enclave away from the bustle of the commercial centre.

First and Second New Towns

At the heart of the area is the loose grid-iron pattern of streets that forms Glasgow's First New Town, developed on the north side of the Trongate to Ingram Street. North of Ingram Street is the Town Council's second phase of the grid-iron plan, dating from 1782 and centred on George Square. Buchanan Street forms the western boundary of the area, as part of the second New Town, but its character is assessed with the Business District & Blythswood Character Area below.

The 18th- and early 19th-century ordering of the town's streets and squares survives in the grid-iron street plan and formal axial arrangement of major buildings such as the Trades' Hall (1791), Hutcheson's Hall



1. North side of Argyle Street between Queen Street and the Central Station bridge includes a variety of late 19th- to mid 20th-century department stores and retail premises.
2. Hutcheson's Hall (1802), Ingram Street, the focus of a planned vista along Hutcheson Street.
3. The Copthorne Hotel, George Square, a terrace of remodelled classical houses of 1807.
4. St Andrew's-in-the-Square Church, 1739-56, Allan Dreghorn. The church is on an axis with St Andrew's Street and occupies the centre of a later square. The design marked a new scale and sophistication of classical churches in Scotland.
5. 54-64 Wilson Street, built circa 1790 in the form of a classical palace block with flat-headed arches at the ground floor. The roof was poorly altered in the early 20th century. The building was designed from the outset to accommodate shops at the ground floor.

GLASGOW CENTRAL

conservation area appraisal

Character Area 2
Merchant City





Character Area 2: Merchant City

1. Detail of the 1857 Ordnance Survey Town Plan showing the concentration of warehouses and courtyard developments in the Queen Street-Virginia Street area of the Merchant City. Pends (archways) through the street-facing buildings to the back courts are marked by elongated crosses. Virginia Court lies behind 'Virginia Buildings' marked at the bottom right of the map. These buildings were grouped here for convenience of access to the various trading exchanges in the area (e.g. the Royal Exchange, the Sugar Exchange). By permission of the Trustees of the National Library of Scotland.
2. Virginia Court, circa 1817, refurbished 2010. One of the early developments that used a pend access to create a court of business premises in the middle of the street block. Only the northern side of the court now remains intact. Princes Square is now the only surviving original 2-sided court. The 1850 Post Office Directory shows that 12 firms of accountants, merchants, cotton-spinners and brokers occupied the Virginia Buildings complex. Some of their painted signs are visible beside the doorways.
3. The Royal Exchange (now the Gallery of Modern Art), the largest and grandest of the city's various trading exchanges, stands at the centre of a planned square.



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(1802), St Andrew's-in-the-Square (1739), the Royal Exchange (1778, remodelled 1827), and the Ramshorn Kirk (rebuilt 1824). With the exception of the latter building, which is in a Gothic Revival style, all were designed in a variety of classical styles with domes, towers, spires or cupolas as prominent features.

Domestic buildings

Nothing now remains of the handsome late 17th-century arcades around Glasgow Cross and along the Trongate that impressed Defoe and other 18th-century travellers.

A number of domestic and commercial buildings of the late 18th century and early 19th century can be found in isolated locations throughout the character area in various states of alteration. Again classical precedent influences the design of most of these buildings: flat frontages, carefully proportioned and arranged windows and doors, and varying degrees of restrained classical decoration. Notable domestic examples include the merchants' villas at 42

Miller Street (1775) and 16–18 Blackfriars Street (1794, reconstructed 1984), the pedimented tenement at 89 Wilson Street (circa 1800) and the altered palace block of arcaded shops/tenements at 54–64 Wilson Street (circa 1790).

Commercial warehouses, tenements, business chambers & offices

Warehouses were constructed in the area from the late 18th century. A large variety of styles was used in the later 19th century, often on a monumental scale. The enormous 6-storey warehouses (now flats) at 105–169 Bell Street, built in 1880 for the Glasgow & South Western Railway Company, were exceptional in this respect. Not all warehouses were used simply for storage—many were also wholesale, retail, manufacturing and workshop premises. Sometimes the uses were mixed within a building.

20th-century warehouses were simpler with less architectural detailing and greater areas of glazing, typified by the American-influenced, steel-framed

warehouses of red sandstone on Bell Street and Wilson Street.

As commercial colonisation of the residential areas of the Merchant City continued in the early 19th century, new speculative tenements of various sorts, such as 37–47 Virginia Street (circa 1817), were constructed. Banks and commercial offices followed. Outstanding examples of bank buildings include William Burn's Bank of Scotland (1828), now part of the Italian Centre at 176 Ingram Street, J T Rochead and David Bryce's former Bank of Scotland (1867–70) at 2 St Vincent Place (see Figure 1), and J J Burnet's Beaux Arts extension (1894–1900) to his father's bank (1866) at 177 Ingram Street.

Late 19th- and early 20th-century insurance, shipping and other commercial offices are mainly clustered at the western side of the character area, close to their rivals in the adjoining Business District & Blythswood Character Area. An unusual Art Deco office building of exceptional interest is the former Glasgow Herald building in Albion Street by Sir Owen Williams.



1. 49–53 Virginia Street, circa 1817. This is a typical restrained classical, mixed-use tenement of the Merchant City. The 1850 Post Office Directory records 3 firms of lawyers, merchants and manufacturers here.
2. A wholesale warehouse of 1908 at 61–65 Glassford Street for Gordon Brothers, Manufacturers & Wholesalers, by Robertson & Dobbie. Typical of the Glasgow 'free style' that drew its inspiration from various periods and combined them with contemporary touches of Art Nouveau in red sandstone. The 5-bay symmetrical elevation to Glassford Street echoes the arrangement of the building in Figure 1, which stands behind it.
3. J T Rochead and David Bryce's former Bank of Scotland (1867–70) in the style of an Italian palazzo at 2 St Vincent Place.
4. Left: 280 George Street, 1885, by W W Robertson, designed as an office for the Inland Revenue. Right: 266 George Street, 1900, by Thomson & Sandilands, built as the Parish Council Chambers, from which the City's poorhouses and hospitals were managed.
5. Bell Street warehouses, 1880, now converted to residential accommodation.
6. Royal College of Science & Technology (now Strathclyde University), George Street, 1901–5, by David Barclay, rivaling the City Chambers with its city-block scale.



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Civic Buildings

The Character Area was home to Glasgow's main civic buildings from the earliest times. The area still contains two of the best remaining 17th-century structures in the city in the form of the Tolbooth Steeple (1625-7) and Tron Steeple (1631). Both are landmark towers that once formed part of larger buildings, and are characterised by Gothic profiles and classical Renaissance detailing. They symbolise the rising fortunes of the mercantile town over its sister ecclesiastical settlement around the Cathedral.

The City Chambers were rebuilt in George Square at the height of the city's industrial and financial might in 1882-90. The lavish Italian Renaissance style building with its towers, domes, and arches linking to the 1914-23 eastern extension forms almost a miniature city in itself. On a similar city-block scale are the earlier former General Post Office Building, 1-7 George Square, of 1875-78 in Italianate style,

and the former County Buildings of 1844 between Hutcheson Street and Brunswick Street.

Between Candleriggs and Albion Street the City Halls and Markets developed out of the 1817 bazaar on the site. This market activity attracted associated storage and hostelleries to this part of the Character Area.

Open Space Character

George Square

This is Glasgow's most significant historic square, originally laid out circa 1782 in a very simple late-Georgian manner for surrounding domestic properties. By 1828, it had assumed a more sophisticated informal landscape plan, well endowed with perimeter tree and shrub planting, lawns and sinuous paths meeting at the centre. Sir John Moore's statue was the first monument to be erected (1819), followed by a succession of equally eminent memorials by leading sculptors of the Victorian era. It

now contains Glasgow's best collection of sculptural monuments in a concentrated space. Commanding all is the Corinthian column holding the first ever memorial to Sir Walter Scott (1837).

Most monuments were in place before the erection of the City Chambers (1882-90), by which time the general public had access to the square and it was suffering from wear and tear. In 1882, the layout was reformed in a strictly geometric, late Victorian manner. Each statue was encircled with a railed grass plot and all walks were laid in 'granolithic pavement', replacing the former gravel surfaces. This layout was adjusted again to accommodate the cenotaph, in the early 1920s. The late Victorian character remains, but considerably diluted by the removal of half the grass beds and application of a red asphalt surface in the late 20th century.



St David's (Ramshorn) Kirk Graveyard, 98 Ingram Street

The burial ground dates from 1719, and is associated with an earlier church on the site. The graveyard was extended in 1767 and circa 1800. Part of the old burial ground was overtaken by Ingram Street when it became a main thoroughfare. After a period of neglect in the 20th century, the church is now a theatre used by Strathclyde University. The University maintain the graveyard and have sensitively re-landscaped it to provide a secluded, green space within the Merchant City. Lawns, neat paths, and low-growing ivy and vinca ground-cover plants flow around the central burial enclosure-cum-garden, all surrounded by high buildings with fine railings to the street frontage. The landscape treatment respects sanctity of place and has reinforced the late 19th/early 20th century tree planting. The graveyard holds the remains of many eminent Glaswegians and is of outstanding historical importance.

Strathclyde University's John Street Gardens

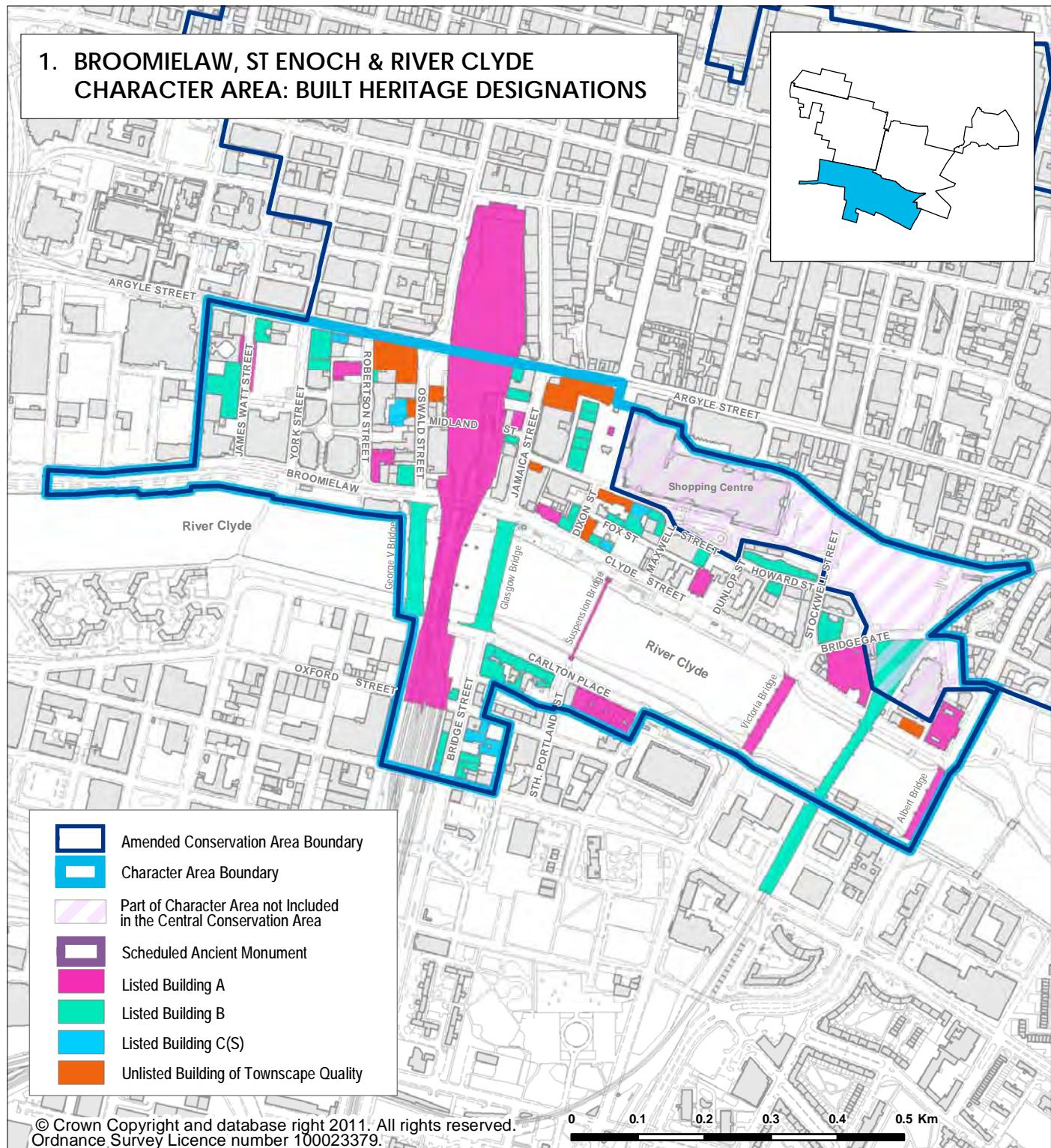
The ground here steps down to accommodate the steep slope to John Street and is planted in an informal manner with grass, trees and shrubs. Paved areas contain several bench seats. A modest space, this is also a modern creation on 'reclaimed' land.

Other paved squares

The major squares with focal buildings are St Andrew's Square (now used as music and events venue), and Royal Exchange Square surrounding the Gallery of Modern Art. The simple treatment and high-quality materials provide dignified settings to the category A-listed buildings.

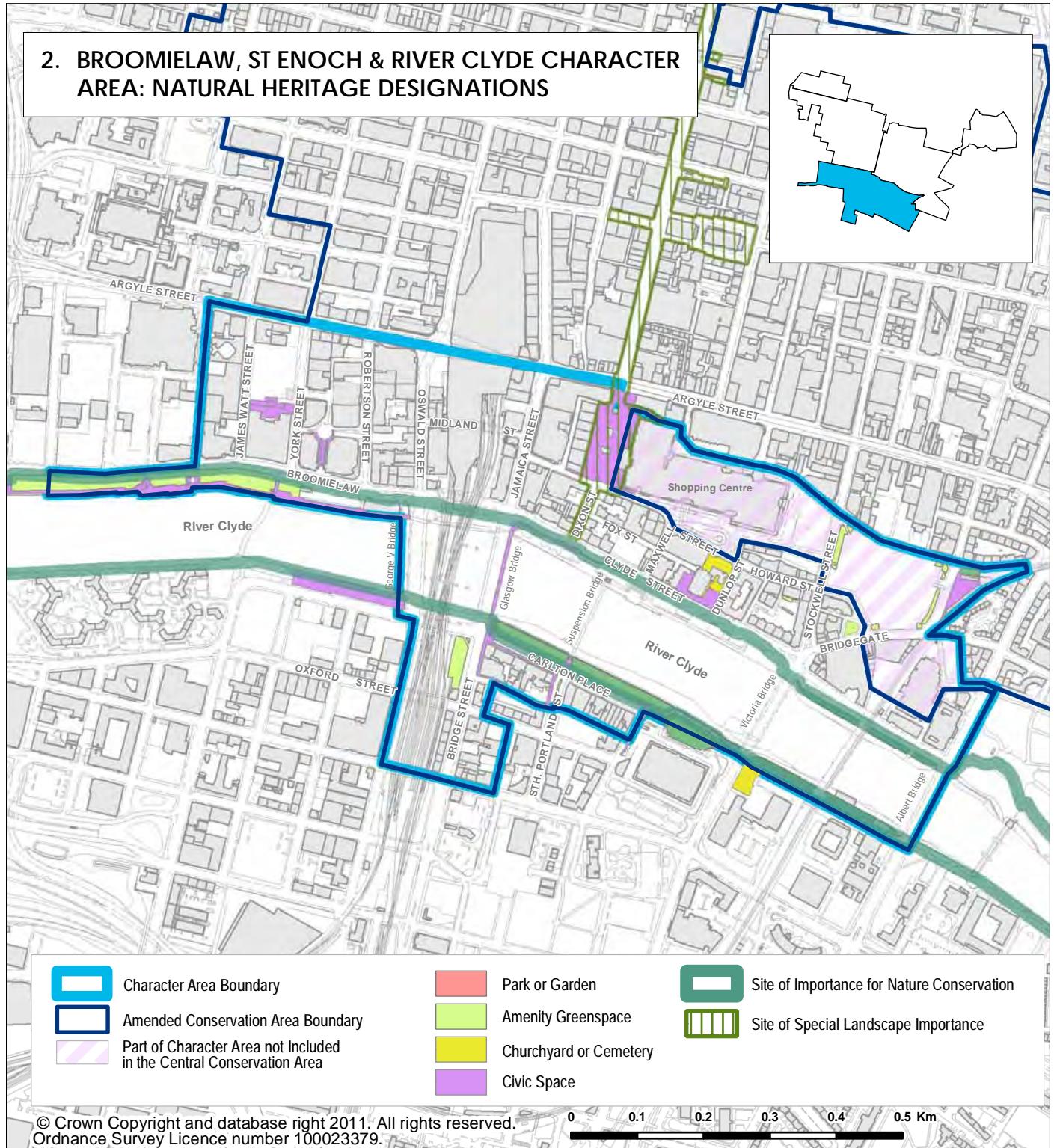
1. Aerial view of the former St David's (Ramshorn) Kirk Graveyard. © 2006 Getmapping Plc & The XYZ Digital Map Company.
2. George Square and the City Chambers.. Much of the planting has been removed and the space is dominated by the red asphalt surface.
3. Looking west to east across George Square circa 1879, before the new City Chambers and reforming of the gardens in 1882. Much of the original late 18th century architecture survived is evident and most of the Victorian sculpture is in pace. The west and north sides of the square still retain 18th century buildings, but in very altered condition. By courtesy of the Mitchell Library.

Character Area 3: Broomielaw, St Enoch & River Clyde



2. BROOMIELAW, ST ENOCH & RIVER CLYDE CHARACTER AREA: NATURAL HERITAGE DESIGNATIONS

Character Area 3:
Broomielaw/St Enoch/River Clyde



GLASGOW CENTRAL

conservation area appraisal

Character Area 3:
Broomielaw/St Enoch/River Clyde



SUMMARY

The Character Area is dominated by the natural feature of the River Clyde. The area stretches from the end of Washington Street in the west to the Albert Bridge in the east, and is bounded by Argyle Street in the north and by the banks of the Clyde in the south. The St Enoch Centre and adjacent surface car park form part of the Conservation Area, but are excluded from the Central Conservation Area.

Throughout its history the area has defined the town's relationship with the River Clyde. Its fortunes have risen and fallen in tandem with the importance of the river to the city's economic well-being. At first it formed the backland and southern access route to the mediaeval burgh, then it became a powerhouse of international trade, then it declined with the city's heavy industries, and now it is a focus for regeneration. The area contains many diverse architectural and structural elements of key historical

significance to the city from different periods. However, significant numbers and sizes of gap sites within and around the area create a fragmentary character in places.

The arrival of the railways, in particular St Enoch Station and its associated yards, created a physical and visual barrier to the permeability of the connecting routes between the City Centre and the river. The legacy of this barrier, combined with the modern busy traffic route along the north bank of the river, continues to present challenges for urban integration and connectivity.

HISTORICAL DEVELOPMENT

Early History

It is popularly believed that the City of Glasgow grew as a place of pilgrimage around the tomb of St. Kentigern, but in fact the earliest inhabitants of the area were to be found along the banks of the Clyde in

the vicinity of the present day Albert Bridge. Traces of early occupation by Neolithic farmers, fishermen and Bronze Age peoples have been found in the form of polished stone axes and wooden dugout canoes in the area around Glasgow Cross.

As the cult of St. Kentigern grew a route was established between the river and the Kentigern pilgrimage site that eventually became Saltmarket – High Street – Castle Street.

Mediaeval

The '*Campus de Bromilaw*' is first mentioned in 1325. Throughout the mediaeval period the area was dominated by the town's only bridge across the Clyde and its approach routes, the Stockwellgate (originally Fishergate) and Bridgegate. The pre-1285 timber bridge that was in existence on the site of modern-day Victoria Bridge was replaced with a stone bridge in around 1400.

By circa 1556 a downstream ford had been removed to create a pier and small port. The River Clyde became a significant trading route by the 1580s. The Broomielaw area was in use as a landing place for cargoes, but only able to accommodate boats with a relatively shallow draft. The riverbank formed part of Glasgow's Laigh Green, granted to the town by James II in 1450.

17th Century

Houses were built in Trongate, Stockwellgate, Saltmarket and Bridgegate in the early part of the 17th century, following the High Street pattern of tall, narrow, gabled frontages, arcaded on the ground floor. The Merchants' House and associated hospital of 1659 formed a fine complex of Renaissance buildings in the Bridgegate.

18th Century

In 1722 King Street was laid out, opening from the south side of Trongate and running south to Bridgegate. It was carefully planned to have broad pavements and houses with uniform ashlar fronts of two storeys with garrets. Purchase of additional land for King



Street continued until 1724.

Broomielaw Croft was, as late as 1777, a relatively undeveloped section of Glasgow that stretched along the Clyde to the royal boundary just east of the present Washington Street. Broomielaw Quay itself was rebuilt in 1722. At this time it was confined to a short section between Jamaica Street and what is now Robertson Street. Behind it, where Central Station now stands, was the village of Grahamston with warehouses and woodyards for imported timber. Improvements in navigation meant that larger vessels could reach the Broomielaw by 1771.

In the laying out of Jamaica Street, first proposed in 1751, and planned by Barry in 1761, stringent regulations were framed. A street 23 metres broad was to be laid out, at the side of each proprietors would lay a flagstone pavement two metres broad. Each plot or steading, with a frontage of approximately 17 metres, and of varying lengths, had to be 'stobbed', or staked out, by its proprietors. The proprietor was obliged to build a stone tenement, with a ground and two upper storeys, garrets and a slated roof at the front of the land within four years. Perhaps because of these regulations, or whether through the lack of demand, there was no immediate rush for the new plots, with only three of the 24 steadings being feued in 1762.

Commercial premises crept in and prospered after Glasgow's second bridge was built in 1768–72. The section of Clyde



1. John Slezer, detail from 'Prospect of ye Town of Glasgow from ye South', 1693. The view shows from the left: Old Glasgow Bridge; the Merchants' House; and Tron Kirk. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Detail of the Glasgow inset on Charles Ross' 'Map of the Shire of Lanark', 1773. The map shows the dense fingers of development stretching back from the High Street and the early buildings on the streets north of the Trongate. Reproduced by permission of the Trustees of the National Library of Scotland.
3. 1792 Military Map of Glasgow showing the new planned streets around George Square. Reproduced by permission of the Trustees of the National Library of Scotland.

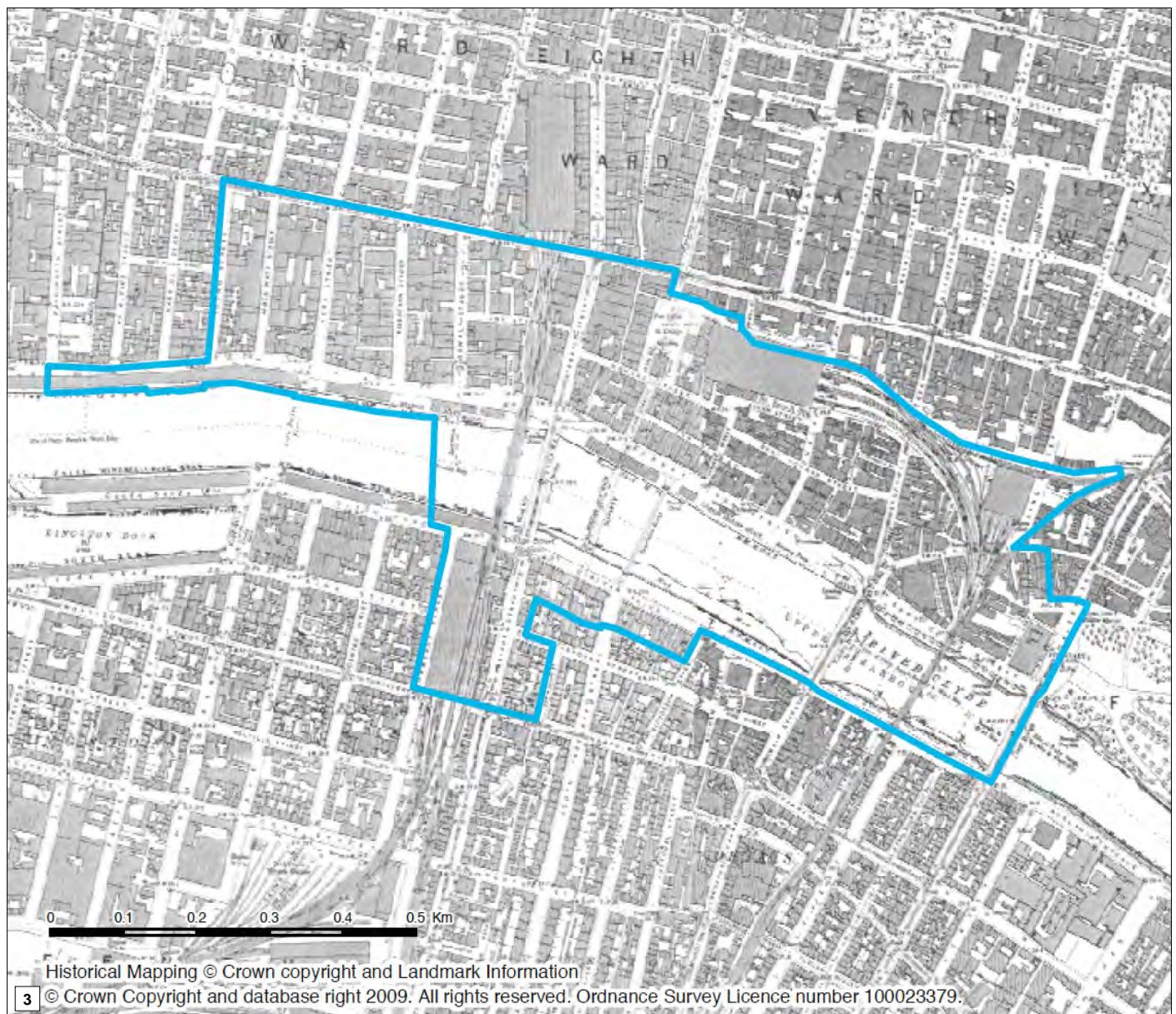
GLASGOW CENTRAL

conservation area appraisal



Character Area 3:
Broomielaw/St Enoch/River Clyde

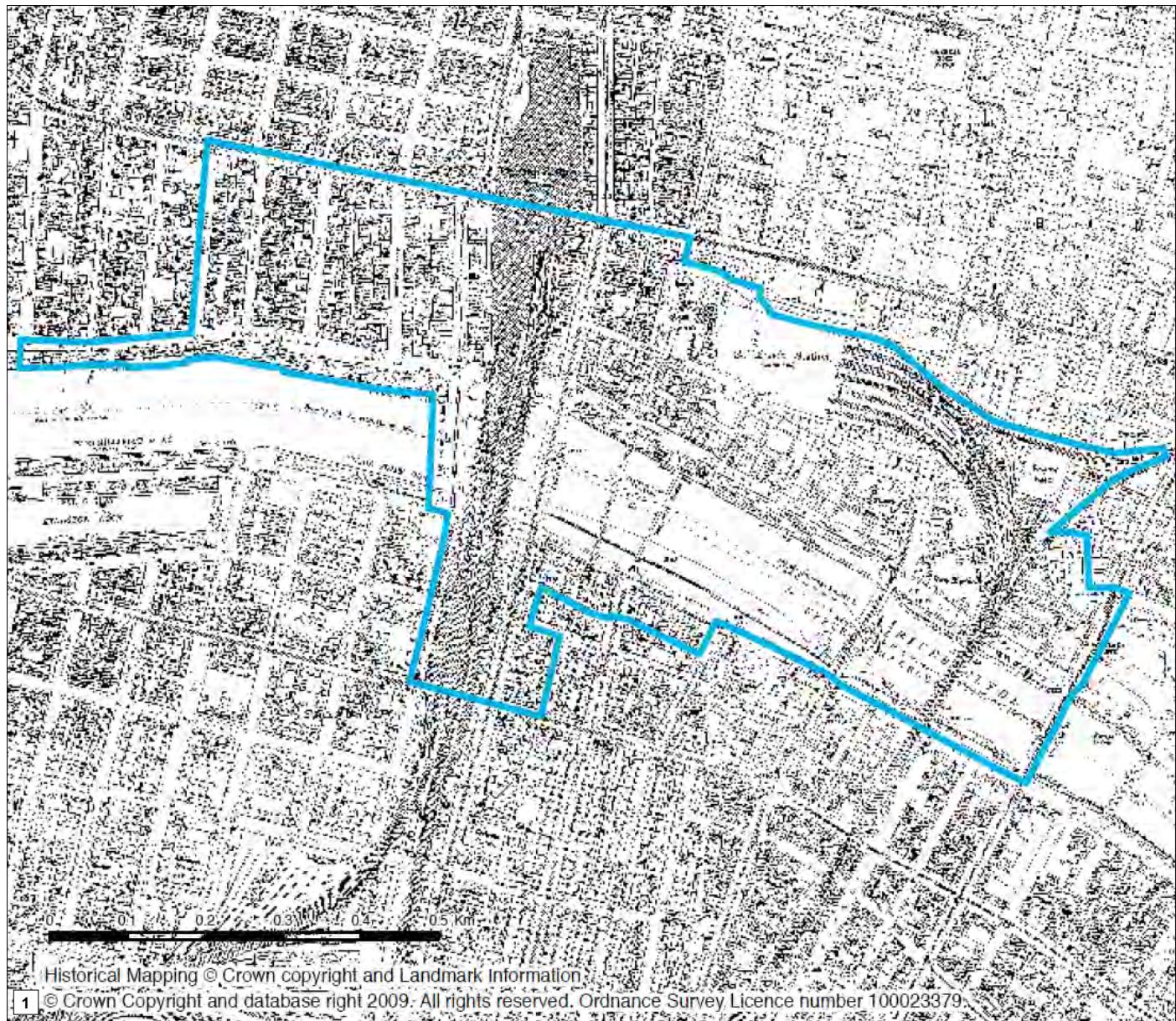




1. Detail from Peter Fleming's 'Map of the City of Glasgow and Suburbs', 1807. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Detail from John Wood's 1822 'Map of the 10 Parishes Within the Royalty of Glasgow'. Reproduced by permission of the Trustees of the National Library of Scotland.
3. Ordnance Survey map circa 1895.

GLASGOW CENTRAL

conservation area appraisal





**Character Area 3:
Broomielaw/St Enoch/River Clyde**

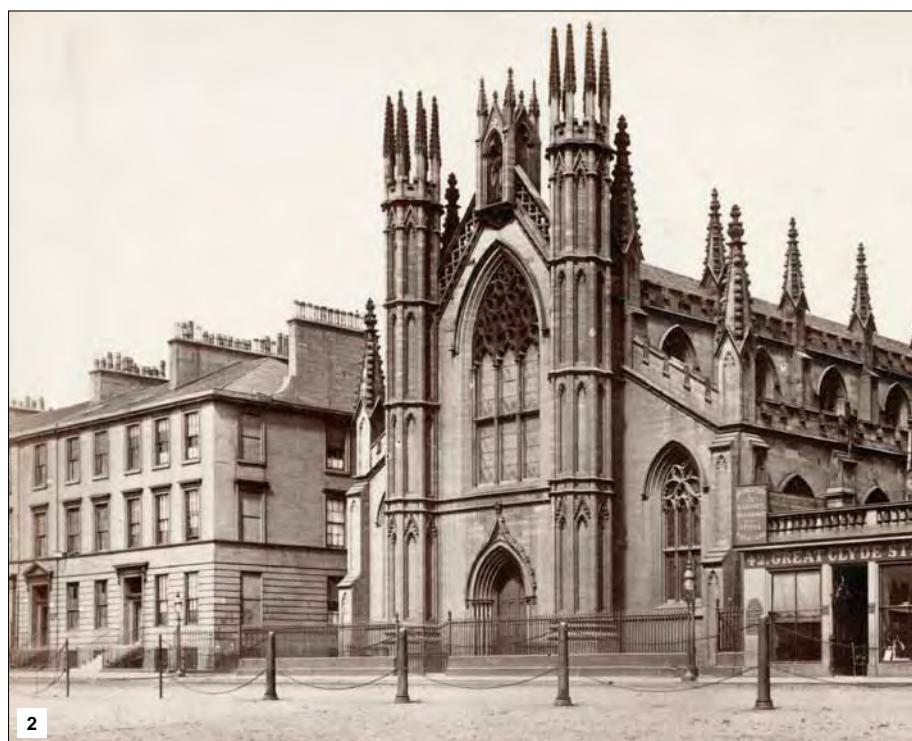
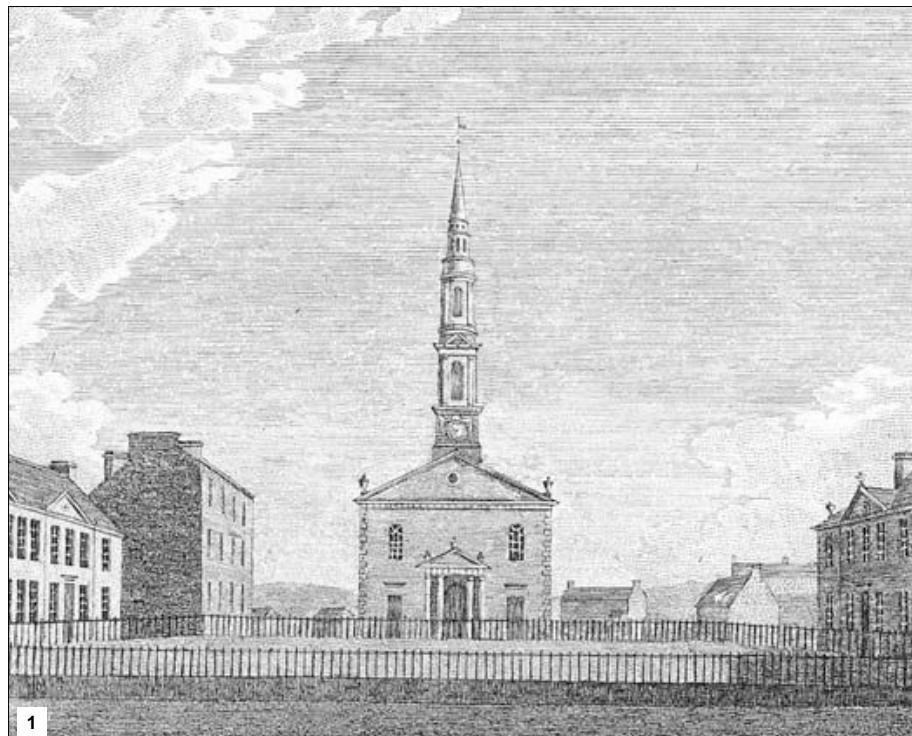


1. Ordnance Survey map circa 1933.
2. 1848 lithograph of an earlier view of the 1659 Merchants' House (demolished apart from the 1665 steeple in 1817) in the Bridgegate. © Glasgow City Libraries.
3. 1849 lithograph by Thomas Fairbairn of Old Glasgow Bridge, or Stockwell Bridge, (as widened by Thomas Telford in 1821 before its demolition in 1850) showing the Merchants' Steeple and the Town's Hospital. © Glasgow City Libraries.

GLASGOW CENTRAL

conservation area appraisal

Character Area 3:
Broomielaw/St Enoch/River Clyde



Street extending to Jamaica Street, was laid out in 1773.

Even slower progress attended the development of Glasgow's first residential square, St Enoch Square, planned in 1768. By 1775 there were houses only at its Argyle Street entrance. The more recent plans for Howard Street took precedence, distorting the St Enoch Square plan at its southern edge. In the privately developed streets, plots stood empty for long periods. The narrow entry from Argyle Street to Buchanan Street may have inhibited prospective builders with only one house constructed by 1778.

19th Century

By the end of the 18th century, the Clyde had been the focus of numerous attempts at improvement. Gradual widening of the river downstream from the Broomielaw, together with the use of piles, and blocks of whinstone rubble to secure the banks aided the swifter flow of tidal waters up to Glasgow, thus not only scouring the channel but also permitting the more rapid passage of deep draught vessels. Within the city itself, a proper wet-dock for vessels was created rather than a simple extension of quay frontage. However, despite this and further recommendations, cost dictated quay extension, to the west along the Anderston frontage by 1814, then further downstream by 1831, adding around 600 metres to the Broomielaw.

As late as 1830, Clyde Street was only patchily developed, with the town slaughterhouses at the ancient east end, industry and depositories of shipped wood at the newer west end (opened in 1773) and, between them, houses (the offshoot of the residential St Enoch Square), the Roman Catholic Chapel, the Town Hospital, and three villas, including the famous mansion built by the merchant, Robert Dredgorn, in 1752 just west of the mediaeval Bridgegate. In the 19th century most of this made way for port-related buildings including the Custom House, Clyde Navigation Trust buildings, Fish Market, a large number of warehouses, and shipping offices.



By the late 19th century the Broomielaw was also a busy passenger terminus for steamer trips 'Doon the Watter' to Largs, Dunoon, Rothesay and other seaside destinations.

The 19th century was also the great bridge-building age: five Clyde crossings of various types from this period lie within the character area.

The arrival of the Glasgow & South Western Railway Company's St Enoch Station and its accompanying viaducts, marshalling yard and engine sheds in the 1870s had a high impact on the area, causing significant disruption to the mediaeval street pattern. Much of St Enoch Square was redeveloped at this time with commercial buildings on a scale to match the railway station hotel.

1900 - present

The quays and associated infrastructure and warehouses gradually declined in the 20th century until the late 1960s, when the cranes and associated structures were cleared away.

In 1977 the impressive St Enoch Station and Hotel and their approaches were demolished to create the St Enoch Centre,



a huge steel and glass L-shaped tent, wrapped round a multi-storey car park and enveloping a shopping centre and an ice-rink. Much of the adjacent railway yard is still utilised as car parks.

Into the 21st century the surviving Victorian riverside warehouses have become offices and flats and the Broomielaw, which once was Glasgow's gateway to the world, now houses shiny headquarters buildings in its newly designated International Financial Services District. Parts of Clyde Street have been redeveloped for apartments.

1. St Enoch Square (laid out 1768) and Church (1780) from an engraving after James Denholm in 1797. © Glasgow City Libraries.
2. St Andrew's Roman Catholic Cathedral, designed as a chapel by James Gillespie Graham in 1814, photographed complete with its original stone pinnacles and neighbouring early 19th-century townhouses. The photograph was probably taken in the 1880s by Thomas Annan. © RCAHMS (Ref. DP017073). Licensor: www.rcahms.gov.uk.
3. Photograph of St Enoch Station Hotel, St Enoch Square, built in 1876 and demolished in 1977. © RCAHMS. Reproduced courtesy of J R Hume. Licensor: www.rcahms.gov.uk.
4. Custom House Quay photographed in 1966 prior to removal of the cranes. © RCAHMS. Reproduced courtesy of J R Hume. Licensor: www.rcahms.gov.uk.



1

TOWNSCAPE APPRAISAL

Architectural Character

The architectural character of the area is defined by a mix of warehouses, terraces, squares, civic buildings, churches and bridges. Whilst ancient street names and routes survive in the Bridgegate and Stockwell Street, very little fabric survives from before the late 18th century.

The area has an intimate association with the trade and industry of the River Clyde, and many of the buildings are designed to be seen in views from, or across, the river. The streets lining the river are predominantly one-sided so that the buildings' principal elevations face the river across the roads and former quays. The old shipping sheds and cranes on the north bank are now removed and the quays landscaped as linear parks.

Whilst the western part of the Character Area retains a strong grid-plan from Brown

Street to Jamaica Street, the grid is less pervasive to the east, where the mediaeval street pattern persisted and the railways and St Enoch Station (and its successor shopping centre and car parks) caused a major disruption.

The Broomielaw/Clyde Street

Together, the Broomielaw and Clyde Street form the main northern frontage to the river. They are characterised by buildings on the north side of the street and landscaped open space between the road and the river, where the quays and shipping sheds once stood. Apart from the roads connecting to the Clyde bridges, the main interruption in this open waterfront character is the casino development to the west of George V Bridge.

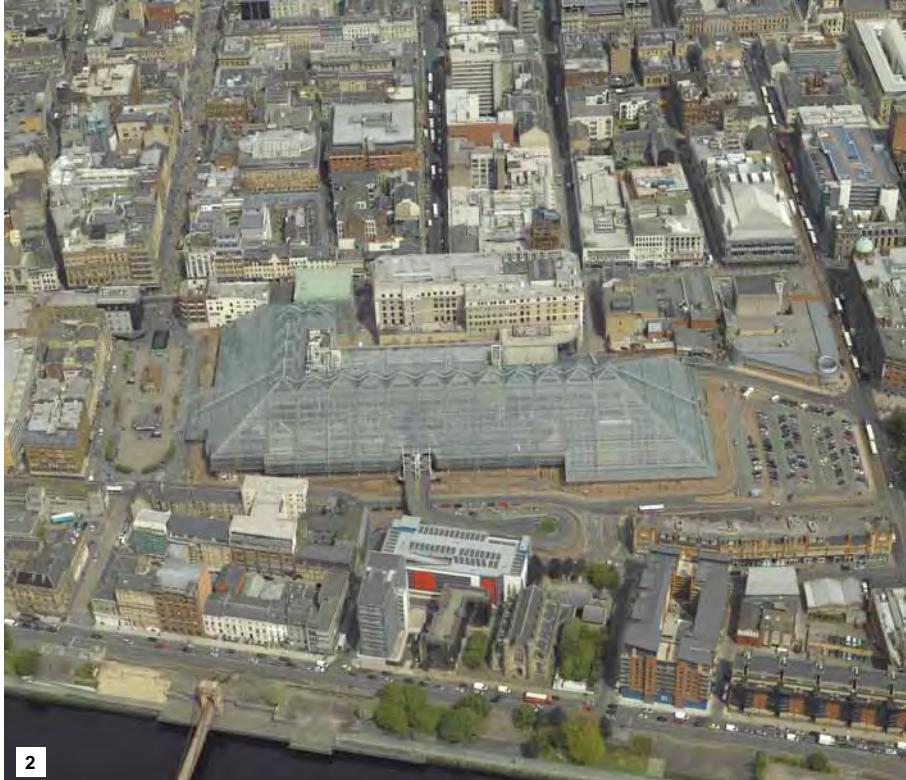
On the north side of Clyde Street the rapidly growing Roman Catholic community constructed St. Andrew's Chapel (later elevated to a cathedral) in 1816. It was the first serious piece of Gothic Revival architecture in Glasgow: 'college chapel'

in form, with a neo-perpendicular profile and curvilinear tracery. The building is a significant feature in views along and across the River Clyde from the bridges and Carlton Place.

The Broomielaw and Clyde Street have been the focus of development activity over the last twenty years. From Carrick Quay in the east to the latest new office on the western edge of the Conservation Area at the International Financial Services District, a range of new buildings have emerged, mostly larger in scale than their predecessors and incorporating small areas of landscaping. The speed and volume of traffic on the two streets creates a barrier to pedestrian movement between the city centre and the waterfront.

Carlton Place

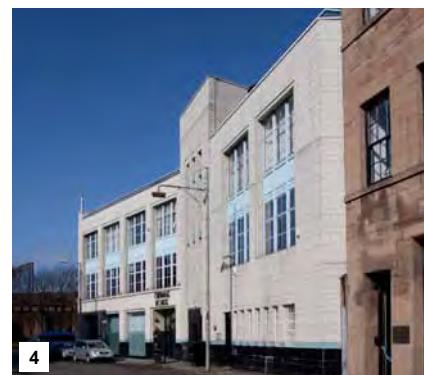
David Laurie's Carlton Place was the first attempt to create an integrated architectural scheme in the character area. These two elegant palace blocks of terraced houses were begun in 1802 on the south side of the



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river. There was clearly an intention to form strong visual and plan connections between the grids on the north and south banks of the river, as the centrepiece of the western block forms an axial view along Dixon Street from St Enoch Square. The gap between the terraces formed the riverside terminus of South Portland Street, the pivot of a residential development conceived on a grand scale, but never completed.

Although the riverbanks in front of the terraces were never developed as quays, the backlands of Carlton Court were used for industrial purposes, such as a tin works and brass foundry, at an early date (as shown on the 1st Edition Ordnance Survey Town Plan of 1857). This area retains a light industrial character with 19th century warehouses and 1930s former showrooms.

St Enoch Square

Once the setting of St Enoch's Church on the axis of Buchanan Street, but now an open plaza at the entrance to the shopping centre, St Enoch Square is lined on its west side by 19th-century commercial buildings. At the centre is the small and quirky former underground station of 1896. The current subway entrance/exits stand north and south of the old station, breaking the coherence of the square as a civic space.

Whilst the square has been largely pedestrianised and the surfaces have been upgraded in recent years, there appears to be long-term potential for a better resolution of its various functions: as a place to move through for commuters using the subway and shoppers using the St Enoch Centre and surrounding businesses; as a place to linger and enjoy as a civic square and termination of the axes Buchanan Street and Dixon Street/Carlton Place; and as a link between the city centre and the riverfront.

1. General view of the city looking west from Victoria Bridge towards the bridges and river-facing buildings along Clyde Street and the Broomielaw.
2. Aerial view from the south of Clyde Street, St Enoch Square, and the St Enoch Centre showing the abrupt termination of the first New Town grid pattern at Argyle Street. © Crown copyright: RCAHMS (Ref. DP015618). Licensor: www.rcahms.gov.uk
3. Classical palace block at 40–61 Carlton Place, designed by Peter Nicholson, 1802.
4. Former showroom of Cowden's Ideal Trading Stamp Company (Glasgow) Ltd. in Carlton Court. Launcelot H Ross, 1937–8.
5. The west side of St Enoch Square.

Civic & Institutional Buildings

The earliest surviving building is the distinctive Merchants' Steeple of 1659, once part of the powerful Merchants' Guild's hall and hospital complex. The Steeple was surrounded by the former Fish Market buildings in 1872–3 – the buildings were recently converted from a boutique shopping centre to form 'The Briggait', one of the largest arts studio and craft workshop spaces in the UK under the WASPS charity.

William Stark's Saltmarket Justiciary Courts of 1809–14 (remodelled 1845 and 1910) introduced a severe Greek temple style to the city. On the same side of Clyde Street the Customs House followed in 1840. Again, Greek Doric in style, it is relatively modest compared to structures raised by HM Customs at Liverpool, Greenock, Leith and Dundee. On the corner of the Broomielaw and Robertson Street is the opulent Beaux Arts palace of the Clyde Navigation Trust, begun in 1883–6 and extended 1905–8 with the domed corner by Sir John James Burnet.

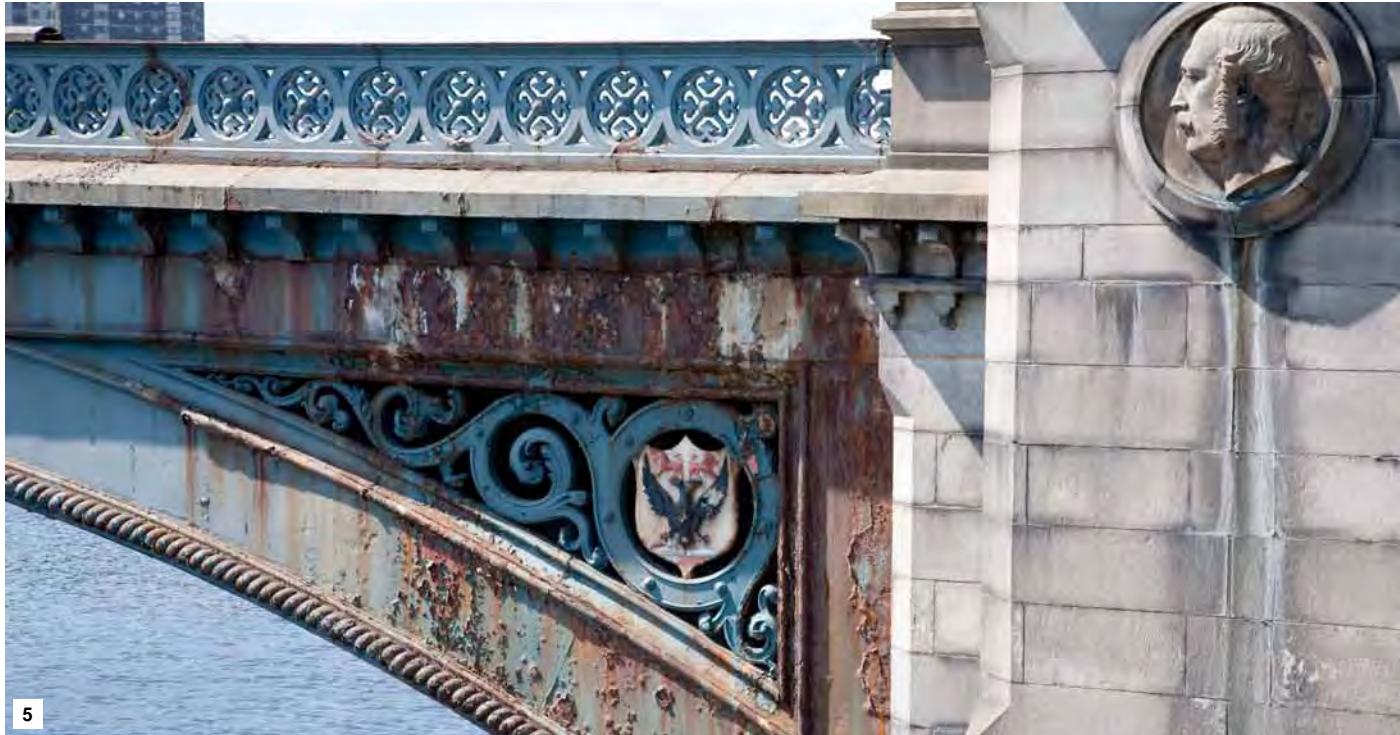
Warehouses

Broomielaw Quay was extended west in 1792 to York Street and to the royal boundary by 1821. By then all the streets leading off it, except James Watt Street, had been laid out, at first mainly with residential property. Houses were replaced by warehouses, mostly for grain and tea. Later in the century, many were converted to tobacco and whisky bonds, and new ones for this purpose were built. Almost all the 19th-century warehouses are constructed with cast-iron columns, brick jack-arches in the basement and timber beams and floors above.

Bridges

Civil engineering structures, principally bridges are also a significant feature of the area. Victoria Bridge was built 1851–4 by James Walker, and has its five arches faced in Irish granite. It replaced the mediaeval Glasgow Bridge. Carlton Place Suspension Bridge, designed by Alexander Kirkland, and conceived to connect the City Centre with Portland Street, was built in 1851–3. It





is an elegant footbridge, with Greek Ionic columns and a 414ft span. In 1871 radical strengthening was carried out to reinforce its structure.

The Albert Bridge, one of the most ambitious wrought-iron bridges of its period, is dated 1870. It has three, massive 8-ribbed wrought-iron spans with traceried cast-iron spandrels containing the Glasgow coat-of-arms. The 'Jamaica Bridge' or 'Glasgow Bridge', was constructed in 1894–9 by engineers Blyth & Westland on the site of an earlier structure by Thomas Telford.

Only the piers remain of the first Caledonian Railway Bridge over the Clyde in 1876–8. The establishment of the Central Station terminus in the heart of the City Centre (the terminus up to that point had been south of the river in Gorbals) had a massive impact on the road layout of the area and virtually obliterated the village of Grahamston. The current bridge was built in 1899–1905, when Central Station was enlarged and Bridge Street Station closed.

The Union Railway Bridge of 1897–99

carried the routes from the south into the other City Centre railway terminus at the now demolished St Enoch Station. It has red Dumfriesshire sandstone turrets at the piers and abutments.

1. High Court of Justiciary, Saltmarket, 1809–14, by William Stark. An early example in Scotland of the monumental Greek Revival style, it was largely rebuilt in 1910 by J H Craigie.
2. The Merchants' Steeple, 1659, now surrounded by the Briggait, or former Fish Market, of 1872, adapted as artists' studios in 2010 by Nicoll Russell Studios.
3. One of the river-front public buildings on Clyde Street, the former Custom House, 1840, by John Taylor.
4. An enormous tobacco warehouse at 27–59 James Watt Street., built circa 1854 and raised in height 1880 for William Connal & Co, Storekeepers.
5. Detail of a cast-iron spandrel panel and granite pier of the Albert Bridge, built 1870 by Bell & Miller, Engineers, with the Paisley iron founders Hannah, Donald & Wilson. The structural elements of the bridge are of wrought-iron. Bronze medallion of Prince Albert by George Edwin Ewing.
6. Union Railway Bridge of 1898–1902, designed by William Melville, engineer.
7. Glasgow Bridge, 1894–9 by Blyth & Westland, replacing an earlier bridge by Thomas Telford.

GLASGOW CENTRAL

conservation area appraisal

Character Area 3:
Broomielaw/St Enoch/River Clyde



1

Commercial & Residential

Small stretches of mid 19th-century shops/tenements remain in Dixon Street and Howard Street, and a larger 1902 tenement scheme in red sandstone by H E Clifford fills the north side of Howard Street between Stockwell Street and Dunlop Street.

South of the river, Bridge Street forms a brief, but interesting, prelude to the commercial heart of the city that begins on the north side of Glasgow Bridge in Jamaica Street. Jamaica Street itself has been largely redeveloped on the east side in recent years. The west side of the street retains 4- and 5-storey commercial buildings of the 19th-century, including the pioneering cast-iron Gardner's Warehouse, a former retail emporium of 1855–6.

The southern half of Argyle Street lies within the Broomielaw, St Enoch & River Clyde Character Area. However, to consider Argyle Street as a complete entity, it is assessed with the northern part of the street in the adjacent Merchant City Character Area (see above).

Open Space Character

Custom House Quay Gardens and Riverside Walkway

Custom House Quay Gardens is the pre-existing section of a currently progressing landscaped walkway extending along the Clyde from Broomielaw to Glasgow Green, and forming part of a long distance walk and cycle route. It overlays what was the 18th-century 'Dovecot Green' before succumbing to quayside development. The present gardens, formed by the Council in the 1970s, are now outdated and down at heel. They feature a statue commemorating Dolores Ibarruri (who wrote for the Socialist Press) and those who fought against General Franco in the Spanish Civil War. The landscape is set on two levels, accessed by steps or ramps. Recessed riverside sections provide shelter from the wind.

The new walkway west of Custom House Quay Gardens is constructed of high-quality granite paving and seating with a continuous double lime avenue and further tree line



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alongside the roadway. It links with a new foot bridge and section of riverside walk on the south bank, connecting with older established footpaths and roadways on that side of the river.

Engravings show the Carlton Place riverbank and the old Dovecot Green riverside walk in front of St Andrews Cathedral planted with trees in the 18th and 19th centuries, indicating a longstanding concern for the amenity and landscape setting of the riverside and its adjacent buildings. This philosophy continues today, although some stretches are now in need of attention.

St Andrew's Roman Catholic Cathedral Italian Cloister Garden

The new garden, set in a small enclosed area to the east of the cathedral, was designed by Giulia Chiarini and opened in May 2011. The central mirrored monument commemorates all who died aboard the liner the Arandora Star, which was sunk while carrying mainly Italian civilians who had been rounded up from their homes,



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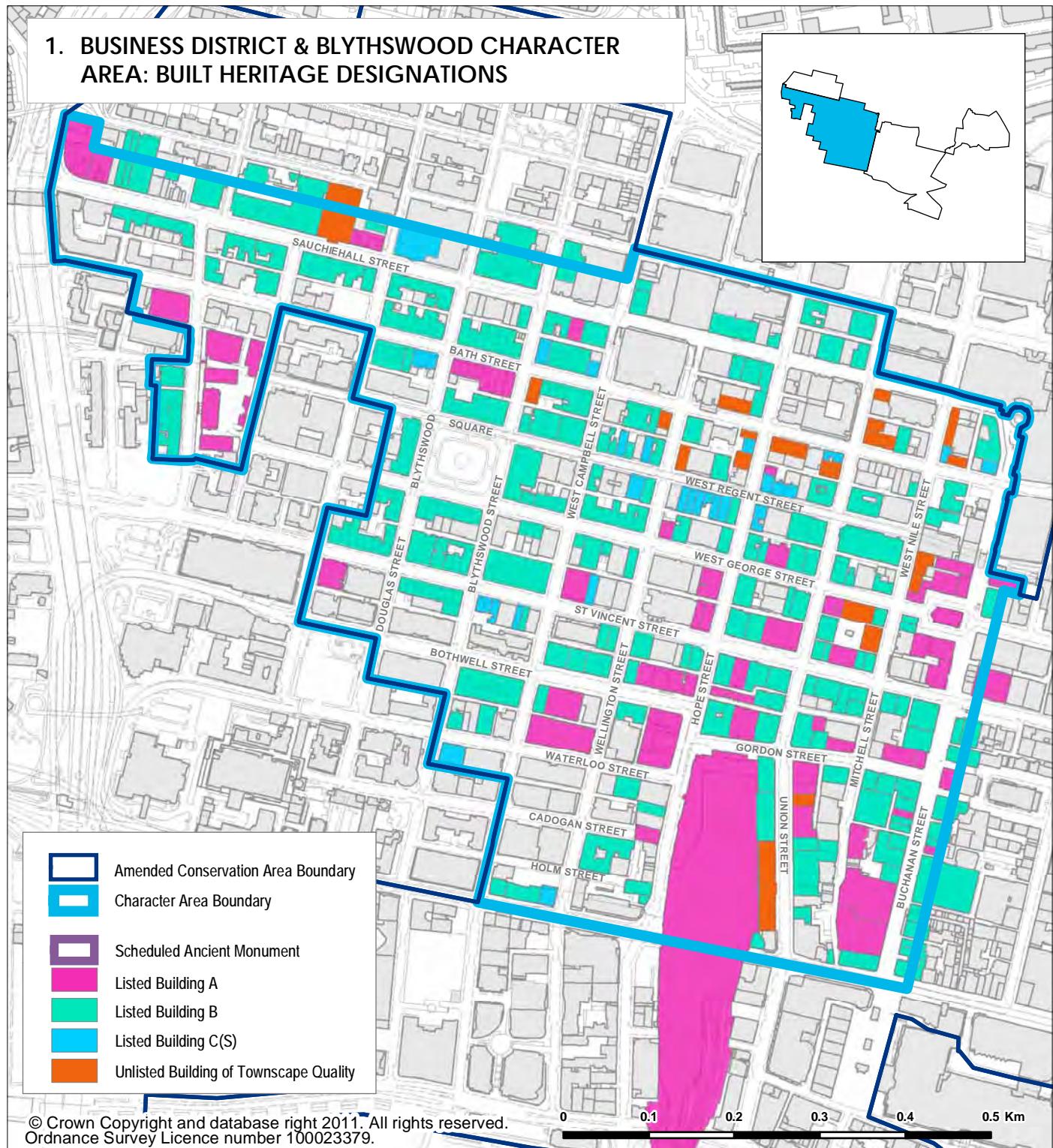
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shops and cafes as "enemy aliens" in 1940. Some 100 Scots Italians died in the tragedy. The garden provides a small oasis of contemplative green space in the heart of the city.

1. Gardner's Warehouse, 36 Jamaica Street, built 1855–6 by ironfounder R McConnel in conjunction with John Baird I. The structural frame is made from patent cast- and wrought-iron. The façade panels are entirely of cast-iron.
2. The recent linear park along the north bank of the River Clyde at the Broomielaw, completed in 2009 to designs by Atkins. The park creates an open public frontage to the river and shields the space from the heavy traffic to the north. It links via the 'Squiggy Bridge' to a similar linear park at Tradeston. The International Financial Services District lines the Broomielaw and stretches into the street grid behind.
3. Aerial view of the banks of the River Clyde, the Victoria, Union Railway and Albert Bridges (left to right), St Andrew's RC Cathedral, The Merchants' Steeple & Briggait, and the Justiciary Court complex. © Crown copyright: RCAHMS (Ref. DP032378). Licensor: www.rcahms.gov.uk.
4. Custom House Quay Gardens and Riverside Walk from the east, now in poor condition. © Fiona Jamieson.

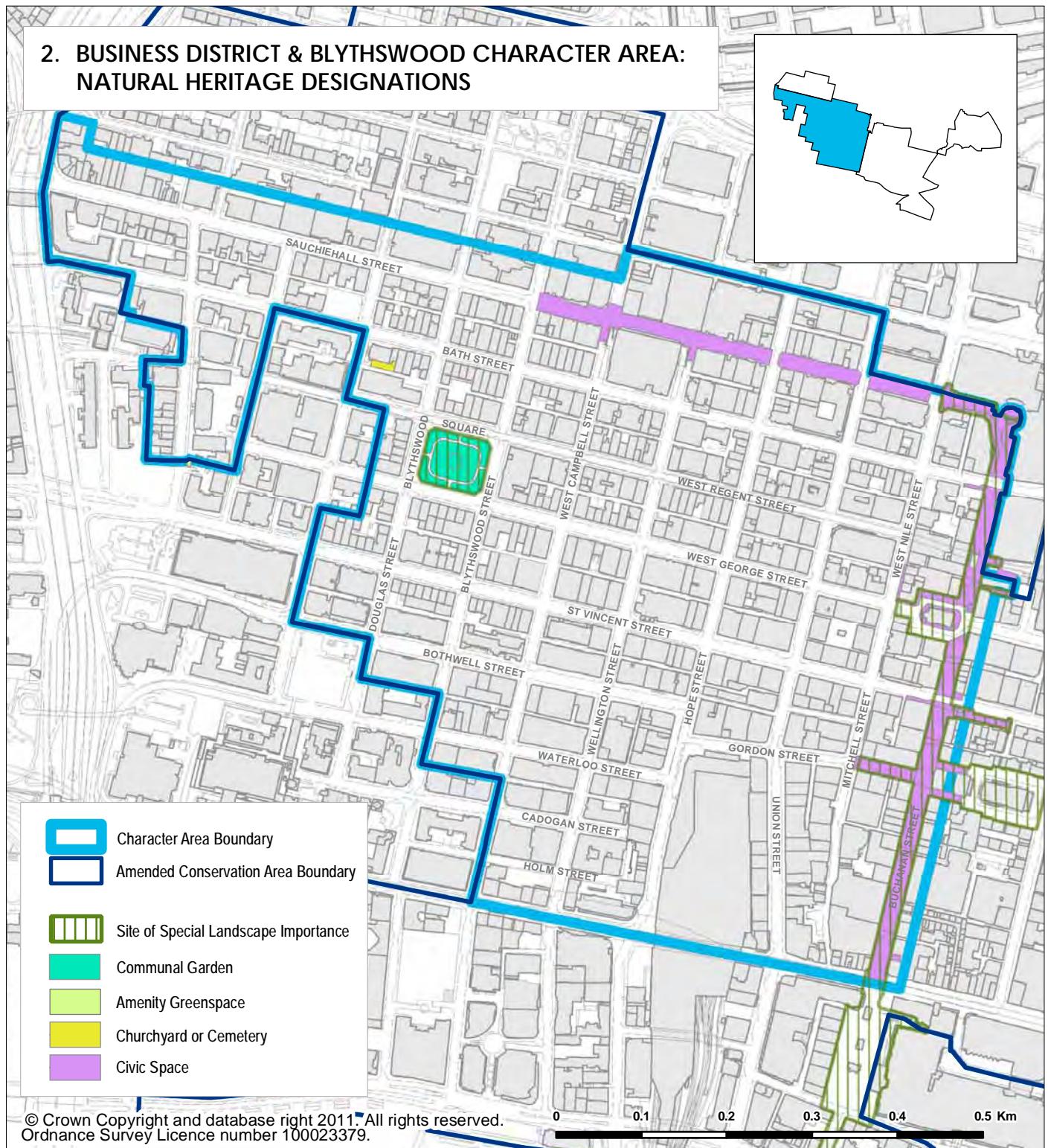
Character Area 3: Broomielaw/St Enoch/River Clyde

Character Area 4: Business District & Blythswood



2. BUSINESS DISTRICT & BLYTHSWOOD CHARACTER AREA: NATURAL HERITAGE DESIGNATIONS

Character Area 4:
Business/Blythswood



GLASGOW CENTRAL

conservation area appraisal



SUMMARY

The Business District is the densely developed commercial and retail core of the city to the west of Buchanan Street, whilst Blythswood is a quieter office quarter further west on the slopes of Blythswood Hill. Both are characterised by the dominant grid-plan layout dating from the late 18th century. The distinctive quality of the grid-plan in this part of the city, unlike the Merchant City, is that the streets are generally not terminated by landmark buildings or squares: the plan was designed to be capable of infinite extension. Each city block is bisected east–west by a service lane.

The earliest buildings in the area are built in a plain classical style to match the rigid formality of the street plan. From the mid 19th century the range of architectural styles and building types, sizes and materials increased enormously. The Business District in particular was the focus of redevelopment, replacing buildings and amalgamating plots to create the great trading palaces and institutions that

powered Glasgow's economic success in the later 19th century.

New building technologies and high land values encouraged increased building heights in the Business District closest to Central Station (1879). Redevelopment of buildings and plots within the grid-plan continued throughout the 20th century. Conservation and refurbishment of existing buildings has paralleled and complemented this process from the 1980s. Further north and west the earlier residential scale remains more intact.

Despite the variety of building dates and styles, the area does have several unifying characteristics, notably:

- Sculpture and modelling: articulated by deeply recessed windows with raised and/or pedimented surrounds, floor levels with richly decorated string courses, heavy cornices and doorpieces and entrances with their own elaborate decoration (e.g. sculpture).

- Proportion of window to wall: with certain notable exceptions (e.g. the 'Ca d'Oro' building in Gordon Street) in general, the solid wall area of buildings exceeds the window area in the proportion of approximately 1.5 to 1.

- Building height: this is reasonably constant and varies between 3 and 7 storeys with the majority of buildings being in the range of 5 to 7 storeys. Corners are often emphasised by towers or domes in the Business District.

- Consistent building line: there is a continuity of frontages rising from a building line at the back of the pavements (very few basement areas).



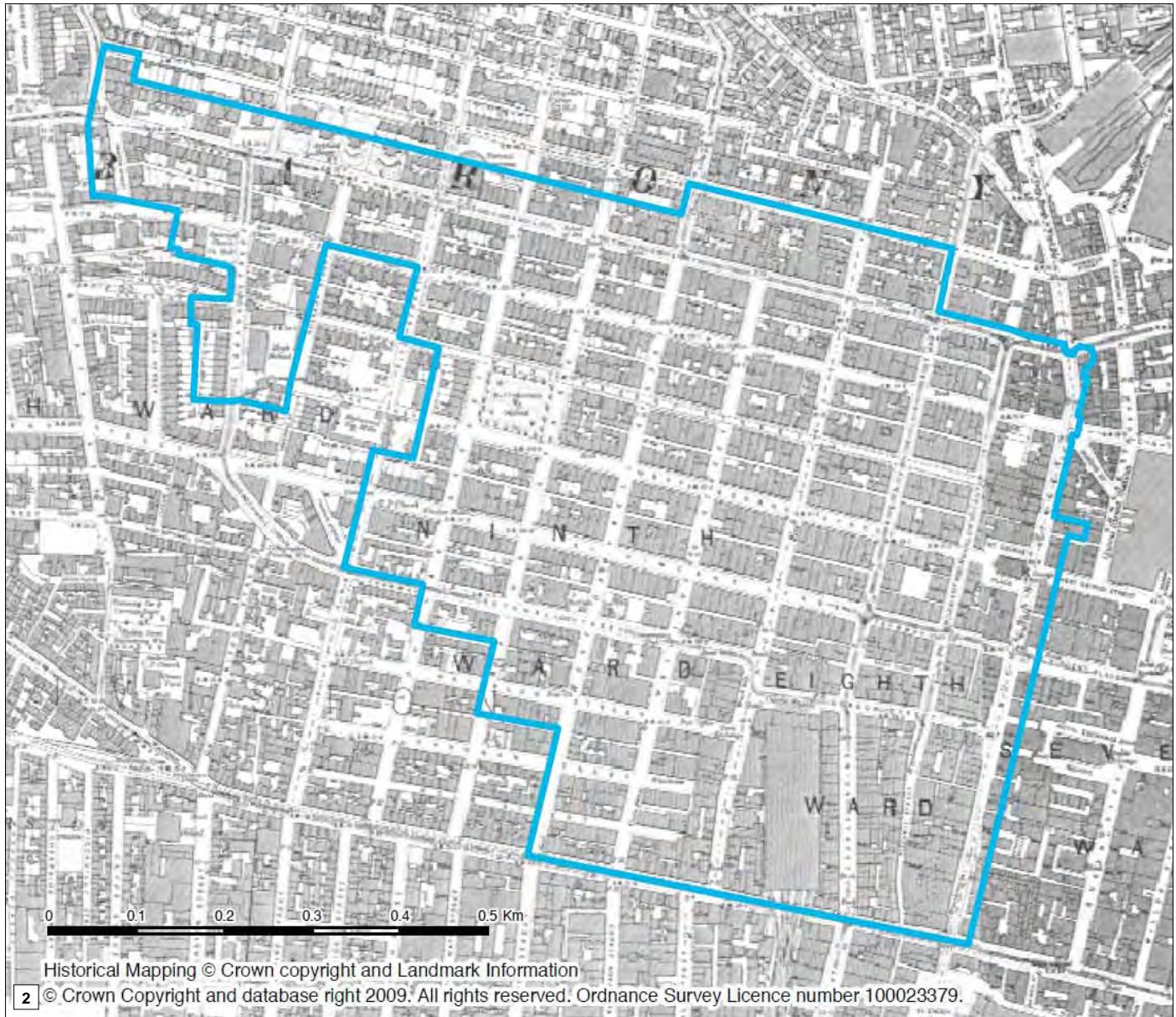
**Character Area 4:
Business/Blythswood**

1. Military map of Glasgow, 1792, showing garden ground covering most of the character area. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Grahamston shown against the proposed grid-plan on Peter Fleming's detailed map of the city of 1807. Reproduced by permission of the Trustees of the National Library of Scotland.
3. Detail of the Great Reform Act Plan of 1832 showing the grid-plan layout and development spreading from the east. Reproduced by permission of the Trustees of the National Library of Scotland.
4. Plan of Glasgow from Thomas Kyle's 1842 Plan of the Milton Estate. The grid-plan continues to fill slowly from the east. Reproduced by permission of the Trustees of the National Library of Scotland.

GLASGOW CENTRAL

conservation area appraisal





Character Area 4: Business/Blythswood

1. Ordnance Survey map circa 1860 showing the second new town almost fully developed. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Ordnance Survey map circa 1895.



HISTORICAL DEVELOPMENT

Early & Mediaeval History

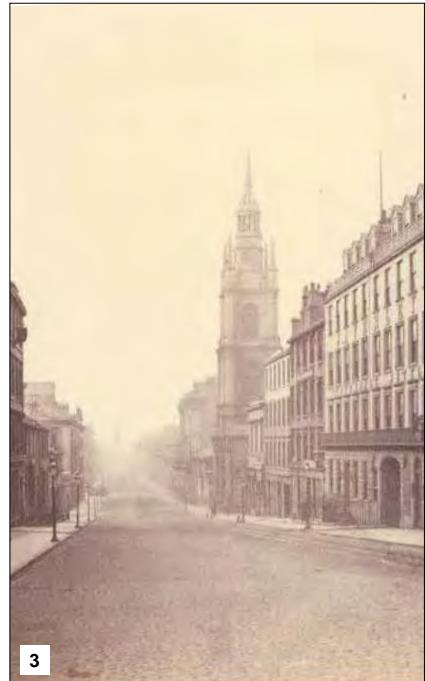
Any visible remnants dating from early history or mediaeval times have disappeared with the westward progression of development and redevelopment from the High Street.

18th Century

During the 18th century the area to the west of St George's Tron was open country crossed by east–west routes along present-day Argyle Street and Sauchiehall Street. The first phase of development involved the creation of a series of mansions in the classical manner along Buchanan Street in the third quarter of the century. A second, more major, phase of development began with the laying out of

the Blythswood Estate from 1792 and the City Corporation's Meadowflat Lands (east of West Nile Street) after 1795. The familiar grid of Blythswood Hill is attributed to James Craig whilst the laying out of the City's land appears to have been by James Barry. The realisation of these plans was not achieved until the middle of the 19th century.

The village of Grahamston was located where Central Station now stands. Remnants still survive today, such as the



'Charles Rennie Mackintosh Hotel' on the west side of Union Street (formerly 'Duncan's') and the Grant Arms in Argyle Street.

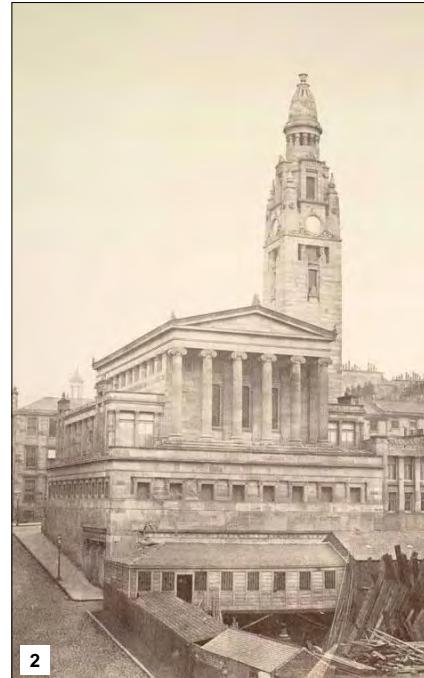
19th Century

As a result of Glasgow's industrial and financial success in the middle of the 19th century much of the City Centre south-east of Blythswood Hill was redeveloped between 1845 and 1914. Commercial premises gradually replaced the mansions

1. Ordnance Survey map circa 1933.
2. Buchanan Street looking north to south in an engraving of 1828. The taller 4-storey tenements are located at the north end of the street, and the view is terminated by the spire of St Enoch's Church. © Glasgow City Libraries.
3. A similar view to the engraving at Figure 2, photographed in the later 19th century by Thomas Annan. © Glasgow City Libraries.
4. A photograph by Thomas Annan before 1887 of the east side of Buchanan Street looking north. The pedimented building in the centre of the image is a former merchant's house adapted as the entrance to Argyle Arcade. © Glasgow City Libraries.

GLASGOW CENTRAL

conservation area appraisal



of late 18th-century Buchanan Street. By 1841 the transformation was well underway.

The Ordnance Survey map of 1860 shows that the street pattern of the area was largely established by that date. However, a major incursion into the area occurred with the opening of Central Station for the Caledonian Railway in 1879. The curiously angled Union and Mitchell Streets, remnants of the street pattern of the village of Grahamston, were almost obliterated by this development. Central Station was extended to 13 platforms between 1899-1906 causing further loss of the original street layout of Grahamston. Until this time, St.Columba's Church and the western side of the village to Hope Street, remained intact.

Lower down the slopes of Blythswood and at the foot of the hill on the east side, the steady process of replacing houses with grand warehouses, banks and offices continued through the 19th and 20th centuries.

The development of the Blythswood Estate was carried out by a number of people,

but foremost amongst these were the Campbells of Blythswood. The release of land for development began in 1800 along Bath Street and, in 1804, St Vincent Street. Development consisted of grand terraces of houses stepping westwards up the flank of Blythswood Hill.

The grid was extended southwards to Argyle Street after 1820, to a plan by James Gillespie Graham. Bothwell Street, being part of the extension of Blythswood New Town was laid out in the 1820's. Concurrently, the grid of streets was extended north over Sauchiehall Street to Garnethill.

Rather than being planned from the outset, Blythswood Square was more of an afterthought, with the housing being built piecemeal.

Sauchiehall Street - from 'Sauchie-haugh' meaning 'meadow of the willow trees' - was a winding lane running from Swan's Yett (head of Buchanan Street) to Clayslapps (Kelvingrove). By 1846 it was widened to a 60ft. wide street and in 1855 extended through Charing Cross.

1900 – Present

There is only one significant change in the street pattern from the Ordnance Survey map of 1933: the removal of Newton Street linking Sauchiehall Street and Bath Street in the north-west corner of the area.

Although the street layout has remained largely unaltered, redevelopment of sites has ensured that the appearance of the area is in a state of constant change. As in the later 19th century, high land values and new building technologies have driven amalgamation of plots and increased building heights, mainly for commercial use.

In the latter part of the 20th century 'façade retention' became a popular method of maintaining the continuity of historic frontages in the Victorian Business District, allowing the construction of new buildings behind. Some examples of façade retention are:

- Atrium Court, 50 Waterloo Street (originally a parcels sorting office for the GPO)
- 123 St.Vincent Street



- 149 St.Vincent Street, former Coats-Paton (Sutherland House)
- 48-52 Bothwell Street (built originally for the Central Thread Agency)

Another notable change in the 20th century was the usage of properties in and around Blythswood Hill. For a time in the mid 19th century this was the most fashionable area of Glasgow. However, as Glasgow continued to develop westwards, fashion followed. During the 20th century the area was taken over completely by office and commercial uses.

Some residential re-conversion has now become a feature of both the Victorian Business District and Blythswood Hill.

1. 1828 engraving of St Vincent Street looking east from Blythswood. © Glasgow City Libraries.
2. St Vincent Street Church by Alexander Thomson in a view from Bothwell Street taken by Thomas Annan not long after its completion in 1859. © Glasgow City Libraries.
3. No. 92 West George Street, the former Commercial Bank, designed by James Miller in 1930. The photograph shows the bank being completed in 1937. © Newsquest (Herald & Times). Licensor: www.scran.ac.uk.
4. Trams in Union Street, 1939. © Glasgow Museums.



TOWNSCAPE APPRAISAL

Architectural Character

In general terms the Business District closest to Central Station is characterised by large, monumental buildings with pockets of older and generally smaller classical buildings. Further away, towards Blythswood Hill, the character is generally more domestic.

The following architectural character appraisal considers the principal streets on an individual basis and then the more consistent characteristics of the domestic-scale buildings of Blythswood Hill.

Buchanan Street

Buchanan Street belongs historically to the Merchant City, but over the years its character has become more aligned to that of the Business District.

Buchanan Street is notable for its broad, linear layout, gentle incline and length. The southern terminal feature of the original street layout, St Enoch's Church spire (1770), was demolished in 1925.

Some trees were introduced as part of the high-quality public realm scheme for the pedestrianised street by Gillespies LLP in 1997. A distinctive blue lighting scheme is in place at night.

Initially lined with merchants' mansions, Buchanan Street began its transformation to the city's premier shopping street in the early 19th century. Perhaps more than most others, the street has adapted and regenerated to meet the retail fashions of the day, leaving a legacy of buildings of varying dates, styles, sizes and materials from the last two hundred years.

Not surprisingly shops predominate the southern end of the street. The earliest purpose-built tenement and shops of circa 1826 is at Nos. 101–111. Most of the bigger blocks, such as Frasers' at Nos 21–61, four retail warehouses knocked together, date from the mid to later 19th century. These are frequently adorned with decorative sculpture, often connected to the original purpose of the building.

The northern end of the street is now dominated by retail premises, but most are adapted from earlier primary uses, such as

banks and offices or 'chambers'. Notable amongst these are Nos. 28–32, Argyle Chambers (1904, Colin Menzies), Robert Thomson's 1898 baroque elevator building at Nos. 60–62, the former Royal Bank of Scotland of 1850–51 by Charles Wilson (now 'All Saints'), Gillespie, Kidd & Coia's former BOAC offices at No. 85, A G Sydney Mitchell's 1887 corner-domed former Commercial Bank at Nos. 113–115, David & James Hamilton's Western Club palazzo of 1839–42 at No. 147 (now the Apple Store), and the slender Glasgow Style Dundas House of 1898–99 by J A Campbell.

An important feature of late 19th- and early 20th-century Glasgow was its temperance and tearoom culture. The most famous of these tearooms were operated by Miss Cranston. No. 91 Buchanan Street, designed externally in Dutch Renaissance style by the Edinburgh architect, George Washington Browne, in 1896, was for a while the flagship of the Cranston empire with its George Walton and Charles Rennie Mackintosh interior (since removed).

Leading off Buchanan Street are several covered shopping arcades, both historic, like the Argyll Arcade (1827), and modern,



such as the externally discreet Princes Square (1985-87, Hugh Martin & Partners, developed from an historic courtyard) and the enormous Post-Modern Buchanan Galleries that bridge Cathedral Street outside the Conservation Area (1998, Jenkins & Marr).

At the northern end of the street, some of the early shops and tenement frontages survived until recently on the west side beyond J J Burnet's remarkable Athenaeum Theatre, a pioneering vertical neo-Baroque design on an older narrow plot. The glazed Underground Station canopy was undertaken at the time of the public realm scheme in 1999. The end of the street is terminated by the concave entrance and rotunda of steps of the monumental Glasgow Royal Concert Hall (Sir Leslie Martin & RMJM Scotland, 1990), mostly outside the Conservation Area.

Nelson Mandela Place

Laid out as St George's Place in 1810, an intimate square surrounds St George's Tron Church of 1807-09 by William Stark. Although it lies within the Business District Character Area, this arrangement belongs



1. Palazzo-style former Royal Bank of Scotland, Nos. 92–100 Buchanan Street, 1850–1 by Charles Wilson. Flanking arches allow access to Royal Exchange Square.
2. Detail of the Athenaeum Theatre in Buchanan Street, designed by J J Burnet and constructed 1891–93, showing the stair tower on the right hand side. This approach to a narrow site was influential in the design of Glasgow 'elevator' buildings in subsequent years.
3. Buchanan Street looking south from St Vincent Street. The horizontal emphasis of the building designs is broken at the junctions with other streets by corner domes and towers.
4. Argyll Arcade, the first covered shopping gallery in Scotland. Arcades were derived from the Parisian 'Passage des Panoramas' (1800), a covered pedestrian street lined with 2 rows of facing shops. Arcades allowed upmarket customers to remain dry, warm and sheltered from the noise and dirt of conventional trafficked shopping streets. The structural framework of Argyll Arcade dates from 1827, but the shopfronts are relatively modern.
5. John Burnet Sr's lavish Stock Exchange of 1875, the only municipal Gothic building in Glasgow, modelled on William Burges' 1866 design for the Law Courts in the Strand, London.
6. St George's Tron Church, Nelson Mandela Place, 1807-09, by William Stark. Occupying a small square on the axis of George Street, in the typical manner of the first Glasgow New Town, the building is also an axial feature of the later Blythswood grid plan to the west (West George Street).

GLASGOW CENTRAL

conservation area appraisal



in type to the earlier Merchant City, and indeed it closes the view along the Merchant City's George Street. The tower of St George's also provided a ready-made point-de-vue along the significant length of West George Street when the grid-plan of streets expanded west of Nelson Mandela Place.

Half of the square is a quiet side road, whilst the southern half forms a busy traffic chicane in the route from West George Street to George Street. Former institutional buildings line the sides of the square: John Burnet Senior's elaborate French Gothic Stock Exchange of 1875 with his son's extension of 1904-06 fill the south side; more Burnet Junior at the Beaux Arts Athenaeum of 1886 on the north side.

Sauchiehall Street

Sauchiehall Street has long served as the one of the city's principal retail and entertainment streets. Its great length extends beyond the bounds of the Conservation Area into the neighbouring Park Conservation Area. Throughout the current Conservation Area, Sauchiehall Street conforms to the grid-plan without change of direction. The intensity of development and redevelopment has always been highest at the eastern end closest to Buchanan Street and the Merchant City.

Initially the street had three distinct sections: tenements and shops at the east end, terraces of houses in the middle, and freestanding villas at the west end. From the 1860s the villas were joined by respectable tenements, the terraces replaced with retail warehouses, and various places of entertainment were interspersed. Evidence of this pattern can still be found in some surviving buildings, but overall the street is much altered by the addition of later retail buildings. Some of the less sympathetic developments of the late 20th century at the east end of the Sauchiehall Street have been excluded from the Conservation Area.

Like Buchanan Street, much of the east end of Sauchiehall Street is pedestrianised. The scheme here uses high-quality natural materials, but is busier in its use of street





furniture and trees.

The street contains buildings of interest from most periods of its development, but is particularly rich in sculptural late 19th- to early 20th-century red sandstone shops and venues. The 1930s (e.g. Bank of Scotland at No. 235, 1931; and former Beresford Hotel of 1937-38) are also well represented. The austere 10-storey frontage of the concrete/metal and glass Dental Hospital (1970) dominates the block between Garnet Street and Scott Street.

Of particular significance are Alexander 'Greek' Thomson's Grecian Buildings of 1865 at Nos. 336-356 (one of the early villas was found embedded in Thomson's building when it was redeveloped by Page\Park in 2001 for the Centre for Contemporary Arts). Sir John James Burnet's Charing Cross Mansions (see page 27) mark the important entrance to the City Centre from the west. Built in the French Renaissance style with curved red ashlar façade this highly decorative building features sculpture flanking a central clock, finely detailed stonework to dormer windows and varied roofscape including brattishing (decorative ironwork), finials and a 2-stage arcaded lantern.

The famous Glasgow photographers, T & R Annan had a studio and gallery in premises at 518 Sauchiehall Street, designed by John Kepkie in 1903.

The tearoom culture was famously active in Sauchiehall Street at the turn of the 19th century. Charles Rennie Mackintosh's Willow Tea Rooms of 1903-4 still bear witness to this at No. 217.

Original shop fronts have largely disappeared under modern signage, dropped fascias, roller shutters and painted facades. Where original or quality frontages exist however, they contribute positively to the character and appearance of the area.

Long East-West Streets:

Bath Street

West Regent Street

West George Street

St Vincent Street

Running parallel to, and south of, Sauchiehall Street, the four great arteries of Bath, West Regent, West George and St Vincent Streets form the principal streets of the grid-iron plan laid out in 1792. Service lanes run along the centre of each block parallel to these streets. All four streets rise steadily from the eastern end up the slope

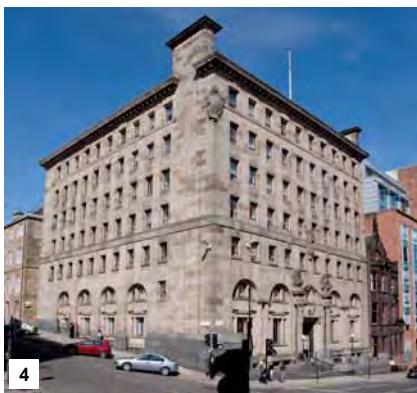


1. Sauchiehall Street looking west along the north side from West Campbell/Cambridge Street.
2. Grecian Buildings of 1865 by Alexander Thomson. The monumental effect of the masonry is enhanced by minimal dark window frames.
3. Detail of Charles Rennie Mackintosh's Willow Tearooms, No. 217 Sauchiehall Street.
4. Former Beresford Hotel in Sauchiehall Street, 1937-38, built in Art Deco style to accommodate visitors to the Empire Exhibition.
5. One of the spectacular red sandstone St Vincent Street/Hope Street corner buildings of the late 1890s and the adjoining Glasgow Style 'Hattrack' at 142a-144 St Vincent Street by James Salmon II.
6. A typical, and increasingly rare, mid 19th-century plain classical tenement and shops (with 20th century alterations) at 250 Sauchiehall Street.

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conservation area appraisal

**Character Area 4:
Business/Blythswood**



of Blythswood Hill to the west. They also share a similar pattern of development and redevelopment.

The eastern ends of the four streets, originally terraces of tenements and houses of basements and two or three storeys, were substantially redeveloped from the later 19th century with taller commercial buildings of six or seven storeys. More of the original east-end residential buildings survive in Bath and West Regent Streets, although mostly unlisted and much altered in some cases. Further west, much of the original development survives relatively little-altered (see Blythswood Hill below).

The later redevelopment is at its highest density at the east end of West George and St Vincent Streets. This area is full of magnificent commercial palaces, drawn by the proximity to Central Station from 1879.

A handful of landmark public and institutional buildings are scattered along the length of the streets: Thomson's St Vincent Street Church; St Stephen's Renfield Church (1849) and the King's Theatre (1904), both in Bath Street; the 1893 Gothic former Ross Memorial Church and Deaf Institute in West Regent Street; and the 1854 Venetian palazzo of the Royal Faculty of Procurators, 62 West George Street.

Short East-West Streets:

Bothwell Street
Waterloo Street
Cadogan Street
Holm Street

These shorter east-west streets south of St Vincent Street belong to an extension of the grid-plan of 1820 by James Gillespie Graham. Of these, Bothwell Street, which was widened and commercialised between 1849 and 1854, retains the highest proportion of its 19th-century buildings and character. The western ends of the streets are much altered by late 20th- and 21st-century development on a large scale (outside the Conservation Area).

This area was always more fragmented in its development, initially housing stone, timber and slate yards, warehouses and storehouses as well as some tenements. From the mid 19th century commercial developments here were built on a large scale in terms of height and ground-plan area. Red sandstone predominates.

Gordon Street

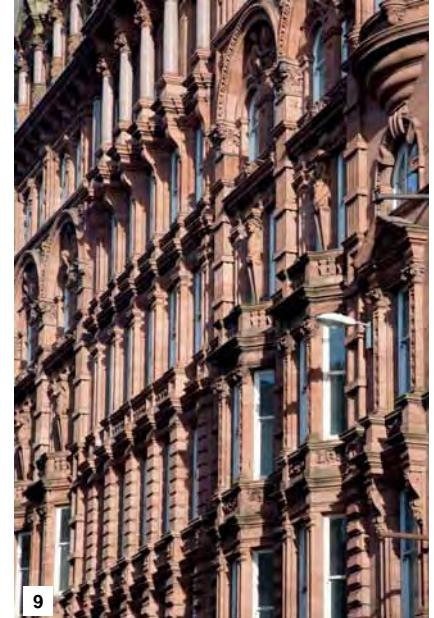
Gordon Street differs from the other shorter east-west streets in that it was laid out individually in 1802 on the axis of Alexander Gordon's Buchanan Street mansion. It is lined from end to end with 4- and 5-storey later 19th-century commercial buildings of different styles, but all based on Italian Renaissance models of regular bays and articulated floor levels (through string courses and cornices).

The street is semi-pedestrianised, and has a recent public realm scheme of high-quality natural materials.

South-North Streets:

Mitchell Street/West Nile Street
Union Street/Renfield Street
Hope Street
Wellington Street
West Campbell Street
Blythswood Street
Douglas Street

All the streets slope upwards from the south to the north with increasing degrees



of steepness as they become more distant from Buchanan Street. Some of the earlier residential properties survive at the northern end of Hope Street and in small pockets elsewhere, but all the south-north streets were substantially redeveloped in the later 19th to early 20th centuries with retail warehouses and large commercial buildings. Such is the height of the buildings at the southern end of the streets that there is often a canyon effect, with direct sunlight only reaching street level at certain times of day and year.

The largest of the developments was the construction of Central Station and its approaches in the late 1870s. It seems likely that this was the stimulus for higher land values and increased building

- Many of the key characteristics of the Business District can be found at the 10-storey 'Hatrack', Nos. 142a-144 St Vincent Street, 1899-1902 by James Salmon II: tall, narrow business chambers occupying the site of a single townhouse; red sandstone; deeply modelled carving; sinuous Art Nouveau details & stained glass.
- Nos. 84-94 St Vincent Street, 1909, by J A Campbell, the first fully steel-framed building in Glasgow, faced with Portland Stone.
- James Miller's monumental New York-style Union Bank Head Office of 1925-7 at 110-120 St Vincent Street, built on the site of warehouses and business chambers.
- One of John James Burnet's last works, the former North British & Mercantile Building, 1926-29 at No. 200 St Vincent Street (sculpture later).
- Free classical details of the former Ocean Chambers, 1899, Robert A Brydon, at 188-194 West George Street.
- The landmark tower of Alexander Thomson's St Vincent Street Church, 1858-59, richly adorned with carved details.
- View of West George Street looking east towards the axial landmark of St George's Church tower.
- Ca d'Oro, Gordon and Hope Streets. An extraordinary palazzo of cast-iron, designed as a furniture retail warehouse by John Honeyman in 1872; remodelled following a fire in 1987.
- A cliff of red sandstone and glazing at 112-118 Hope Street, the former Liverpool & Globe Insurance Buildings by James Baird, 1899.
- The railway viaduct over Argyle Street, nicknamed the 'Highlandman's [or 'Hielanman's] Umbrella', reconstructed with ground floor shops in 1899 as part of the extension of the station.

GLASGOW CENTRAL

conservation area appraisal

Character Area 4:
Business/Blythswood



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heights in the surrounding streets. The majority of historic buildings in this location were constructed between 1880 and 1914 for banks, insurance companies, mercantile and trading companies. There are concentrations of commercial/retail warehouses in Union and Hope Streets.

Stylistically the commercial buildings are very varied. To a lesser degree there is variety in the building materials: the predominant material is red sandstone, although other types of sandstone and materials such as Portland stone, concrete, terracotta, faience and iron can be found. Some developers used existing plots to construct tall, narrow, buildings, whilst others consolidated plots, sometimes taking in half, or whole, city blocks (e.g. Atrium Court, the former Waterloo Street Post Office Building of 1903–05).

There is considerable evidence in this densely developed commercial area for later 19th-century concerns with 'fire-proof' construction materials (iron, steel, concrete, brick and stone) and the elimination of timber structural elements (lintols etc.).

Blythswood Hill and Square

The scale of building markedly changes in the rise up the hill to a more domestic architecture. The atmosphere of Blythswood Hill itself is made spacious and relaxed by broad streets lined with low, simply designed terraces of houses (now in office and commercial use). Blythswood Square occupies the summit (or top of the drumlin) and provides the only flat part of the area. From the Square, the ground falls away on all sides and most dramatically to the south with 'San Franciscan effects' and the buildings step down also with good effect.

The buildings are normally 2-storey with basement and attic, and are built of stone and slate. Each separate frontage is usually about 10 metres wide and usually seven properties make a complete block façade. To the north of the Square, the buildings are 3 storeys high and tend to be of a much grander scale.

The most coherent townscape in the Blythswood New Town developed along the extended grid from the Victorian Centre of Bath Street, West Regent Street, West George Street and St Vincent Street. On the eastern side of the estate, the gently rising slope of Blythswood Hill together with the 2- or 3-storey and basement terrace houses resulted in a steady stepping skyline. The character of the streets here is one of reserved classical terraces. The regular subdivision of grid blocks into almost universally equal feus survives more or less intact today. The widespread use of honey coloured sandstone has also helped create a flowing harmonious streetscape.

However, the imposition of the grid pattern on the hillsides of Blythswood has produced variation in the levels of stringcourses, sills, lintels and eaves within an overall framework. There is also variety in the design of porches and in the number or profile of decorative mouldings and occasionally in the width of feus that also add to the interest of the architecture of the area.

On the upper slopes around Blythswood Square and along parallel stretches of Bath Street, the resultant architecture is more



1. The Swedish 17th-century style tower of Central Station Hotel, 1882–84, by Robert Rowand Anderson. The hotel, station and bridges, extended in 1899–1906, form an enormous complex of structures that dominate the area bounded by Oswald/Hope/Gordon/Union/Jamaica Streets.
2. Lion Chambers, 172 Hope Street, 1904–07, by John Salmon II & John Gaff Gillespie, designed as legal offices and artists studios. It is structurally innovative and important, employing a patented Hennebique reinforced concrete frame to enable height and to free structural loads from the walls, which to the north are almost entirely glazed. Such 'fire-proof' construction was encouraged by discounted insurance premiums.
3. The regular horizontal and vertical architectural rhythms of the great Union Street warehouses. Their sculptural qualities are emphasized by the oblique late afternoon light.
4. Former North British Assurance Office at 102–104 St Vincent Street and 26 Renfield Street by Clarke & Bell of 1853. The scale of this earlier generation of commercial offices probably differed very little from the neighbouring terraces of domestic buildings.
5. The rich sculptural decoration of Atlantic Chambers, Hope Street, an 'elevator' building exploiting a cramped site, designed by John James Burnet in 1899.
6. View south along Blythswood Street from St Vincent Street, showing the steep slope, consistent building line and mix of modern and historic commercial buildings responding to the topography. 346–360 Argyle Street (at the foot of the hill on the far right of the photo) is outside the Conservation Area and less sympathetic to the topography and views in its design.
7. Decorative detail by James Young on the Lighthouse (former Glasgow Herald Building), Mitchell Lane, remodelled by Charles Rennie Mackintosh working for Honeyman & Keppie, 1893–95. At that time newspaper buildings concentrated in the commercial heart of the city.
8. Doorcase at No. 5 Blythswood Square, remodelled by Charles Rennie Mackintosh for the Lady Artists' Club in 1905.
9. Two pairs of classical houses at Nos. 172–184 West Regent Street, altered by the addition of heavy porticos. The former Deaf Institute and Ross Memorial Church (1893) are beyond.
10. The domestic scale of the Blythswood New Town remains intact at Nos. 206–228 St Vincent Street (1825–30). Here the design takes the form of a classical 'palace block' with a near-symmetrical arrangement of outer and central pavilions linked by lower ranges. The detailing of the terrace of former townhouses is consistent in the railings, the doorpieces, the channelled stonework at the ground floor, the window pattern, the bracketed cornices over the 1st floor windows and the continuous balustraded parapet.

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conservation area appraisal

Character Area 4:
Business/Blythswood



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consistent. The land is relatively level here and allowed street-to-street solutions where the identity of individual terrace feus were subordinated to a 'palace front' framework.

Blythswood Square itself reflects this more formal strategy with the emphasis of each terrace given to the end pavilions with no distinguishing features in the central sections. Each end pavilion is similar to its neighbour, and perhaps this emphatic device is used to counter-balance the open effect created by having eight exit streets from the Square. On Bath Street, this approach was elaborated to include centre emphasis to a terrace block. Also characteristic of the area are the semi-basement wells to the properties and cast-iron railings to the building frontages set into low copes.

Lanes

Lanes form an important part of the design and character of the Business District & Blythswood Character Area. From the outset service lanes were planned to run east-west along the centre of the grid-plan blocks. Other lanes were formed behind Gordon Street. No lane was planned for the north side of Sauchiehall Street because the villas here were laid out at the back of the plots to create south-facing gardens.

Originally small stables and coach-houses were built behind the gardens of the houses on the main streets. The structures were built directly against the property boundary with the narrow lane. Some of the lanes mirror the length of their parallel streets, but others, notably Sauchiehall Lane, have been interrupted by late 20th-century development.

Some of this character of low stone-built mews structures and boundary walls is preserved at the western end of the lanes. Closer to the centre, where plots were fully developed in the later 19th century, the lanes were important to the provision of light to the back of the tall and deep commercial



buildings. By the end of the 19th century, steel-frame building technology allowed for the construction of non-loadbearing 'walls of glass'. Frequently the solid parts of the walls are constructed of brick faced with a white ceramic finish to reflect light. In many cases the setted road surfaces survive, even at the eastern end of the grid-plan.

Open Space Character

The design of the grid-plan layout was intended to maximise the development value of the land. Consequently no provision was made for open spaces, other than the private gardens and back greens adjoining the houses and tenements. Even this became eroded as development intensified in the later 19th century. Only one square, Blythswood Square, came to be laid out, and that appears to have been an afterthought. The other small area of public open space, Nelson Mandela Place, belongs to an earlier phase of planning.

Blythswood Square Gardens

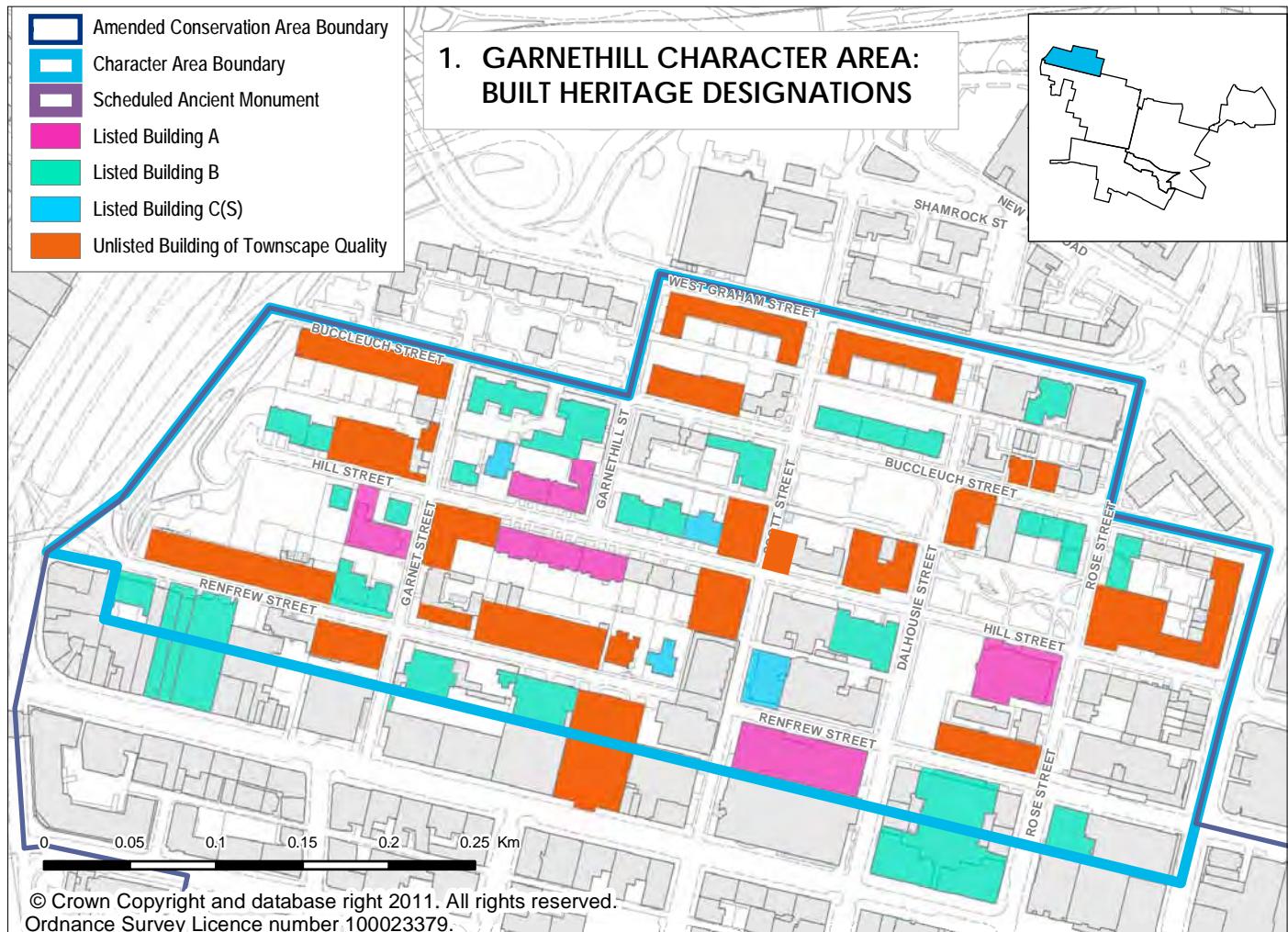
Blythswood Square was planned as the focal, hill-crest, 'west new town' square. Layout began in 1821, following principles



established by squares in Edinburgh and London. The 19th-century layout of tree-lined perimeter path and grass quarters with circular planted roundel at the centre survives but in diminished form. Present 20th-century mixed trees and shrubs sustain the spirit of the original planting, but the space is much degraded by the clutter of street furniture, deterioration of paths, aging and hard-pruned shrubs, and masonry walls now devoid of original cast-iron railings and gates. The garden is accessible to the public, although still privately owned.

1. An alternative approach to the layout of terraces in palace blocks is demonstrated at 202-226 West George Street. Here each part of the terrace is expressed as an individual architectural unit. Larger 5-bay tenements, marked by grander columned doorpieces (and former doorpieces to the side streets), form the 'bookends' to a terrace of five 3-bay townhouses. Unfortunately additional storeys at Nos. 216 & 202-4 disrupt the stepped profile of the roofline down the hill.
2. Sauchiehall Lane looking east at Elmbank Street. Low sandstone mews buildings abut the setted lane surface. Red brick was also used in later mews buildings.
3. 196 West George Street (circa 1830), the finest surviving townhouse/tenement in the Blythswood New Town, once an end block in a terrace (like the 5-bay blocks in Figure 1) with two principal entrances.
4. Adelaide Place Baptist Church, 1875-7, by T L Watson. The Blythswood New Town was well served by churches of numerous denominations, at least a dozen of which were within a 5-minute walk of Adelaide Place. The Graeco-Italianate design was quite possibly a response to the pure Greek temple design of 1855 by John Burnet for the Congregationalists on the diagonally opposite corner (now demolished).
5. A rippling wall of glass allows as much light as possible into the back of this lane building in the heart of the Business District.
6. Blythswood Square Gardens looking west.
7. 1857 Ordnance Survey Town Plan of Blythswood Square showing the early layout, characterised by perimeter tree-planting and sinuous paths weaving around a central roundel. NLS.

Character Area 5: Garnethill



SUMMARY

This relatively quiet and leafy residential area is set between the commercial bustle of Sauchiehall Street in the south and the M8 in the north and west. The grid-iron street plan forms an extension of the adjoining Blythswood and Victorian Business Character Area.

From the ridge of the Garnethill (Hill Street), there are fine views north to Port Dundas and the Campsie Hills, south to the Cathkin Braes, west to the towers of the former

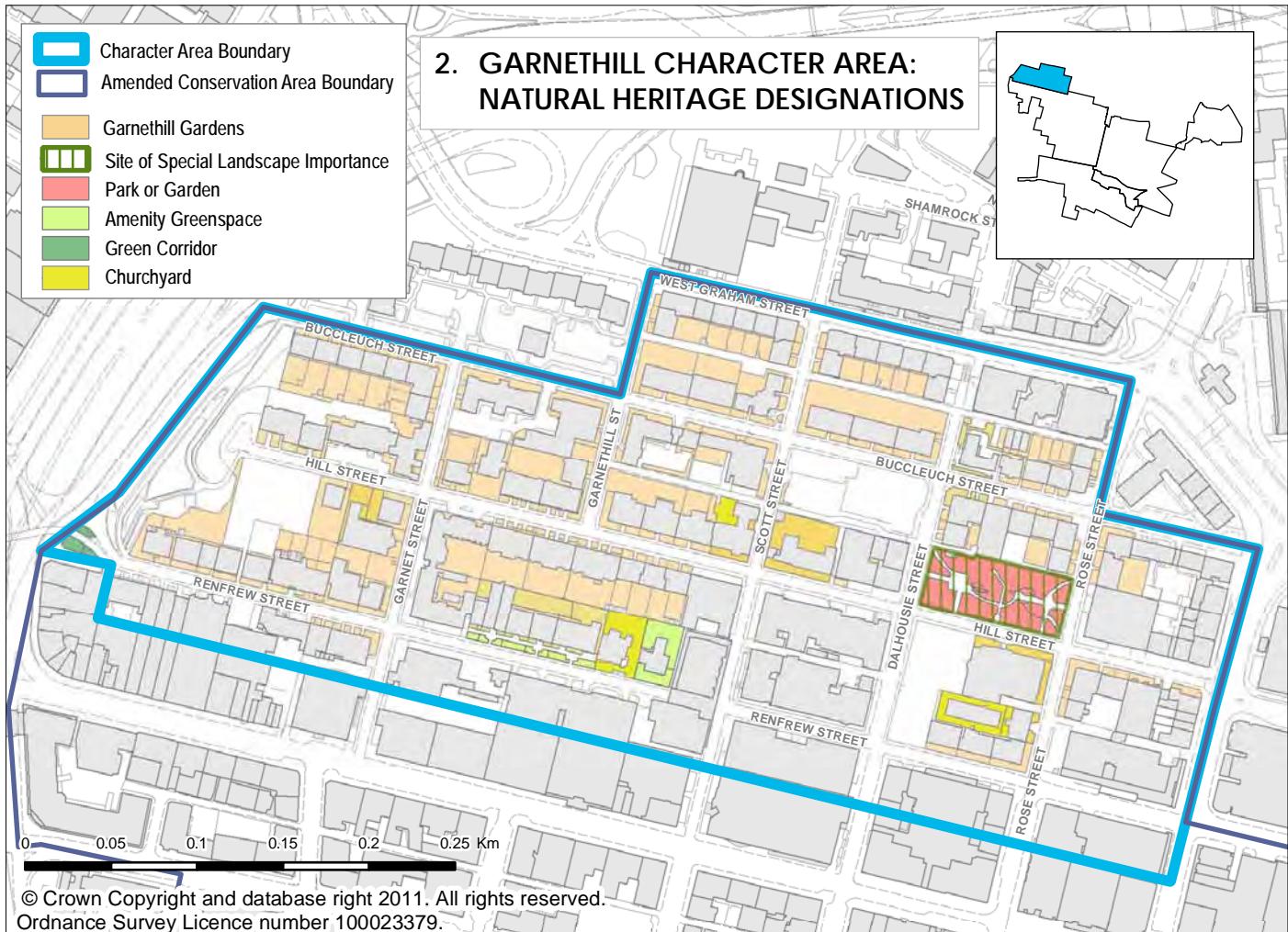
Trinity College, and east to the Cathedral and Royal Infirmary.

The grid-plan provides a unifying layout, but there is considerable variety in the date, size and style of the buildings. Various waves of architectural style and building types, from small early 19th-century classical villas to large later 20th-century Brutalist tower blocks, have lapped at Garnethill, each leaving their mark, but none covering the whole area. The area is mainly residential, but there are also several substantial religious, educational and institutional

buildings, notably the Glasgow School of Art and its annexes.

The long east-west streets provide the main frontages, but ingenious use of the steep sloping north-south streets for subsidiary elevations is a characteristic of a number of buildings, notably the Mackintosh Building of the Glasgow School of Art.

The principal types of residential buildings are villas and tenements. The villas are all sited parallel to the ridge of the hill on the east-west streets. Some of the villas were redeveloped with higher density tenements.



Character Area 5: Garnethill

As land values rose, more tenements made use of the difficult levels of the north-south streets and fewer front gardens were provided. With the exception of Newbery Tower, Fleming House and the Dental Hospital, all the buildings are 4-storey or less.

Green space forms an important part of Garnethill Character Area. Front gardens and back greens survive in greater quantities here than in the rest of the Conservation Area.

HISTORICAL DEVELOPMENT

Early History to 18th Century

Anciently known as 'Symmerhill' or 'Summerhill', Garnethill was once part of the Blythswood Estate. It remained in agricultural use until the beginning of the 19th century.

19th Century

Garnethill takes its name from Thomas Garnet, Professor of Natural History at

Glasgow University who built one of the first buildings on the hill, an observatory in 1810, on a site now occupied by Breadalbane Terrace in Hill Street.

This followed development in 1807 of four villas, set in spacious grounds along the north side of Sauchiehall Street. By 1821

1. Map of Garnethill Character Area Built Heritage Designations.
2. Map of Garnethill Character Area Natural Heritage Designations.

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Character Area 5: Garnethill



there were over twenty villas in Garnethill.

A powder magazine was located at Summerhill, just west of the junction of Garscube Road and the later New City Road. Magazine Street remained the name for the northern part of Cambridge Street until 1864.

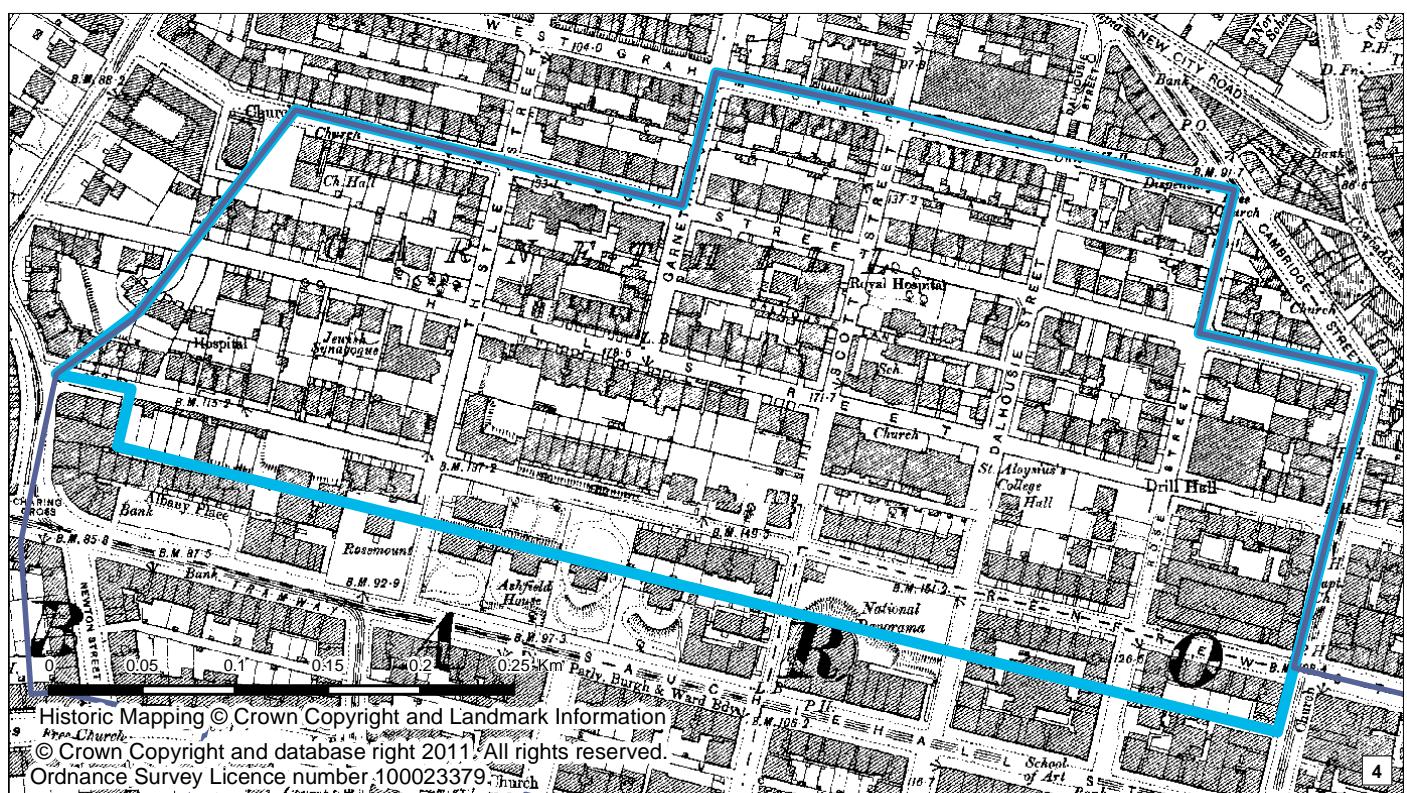
From the mid 19th century onwards, the attraction of the leafy West End saw the affluent classes moving away from Garnethill with villas replaced by more profitable high-quality tenements e.g. Peel Terrace (1841–2) and Breadalbane Terrace (1845–6 and 1855–6).

As the area became more developed, cheaper tenements spread across Garnethill: '*During the last few years the north side of Garnethill has undergone a great transformation. Green parks, where cattle grazed, and greens where housewives bleached their clothes have been almost covered with houses - particularly in the line of West Graham Street ...*' (Glasgow Herald, 17/12/1870).

A number of notable buildings emerged from the 1850s onwards e.g. the Garnethill Synagogue (1877–79), the first purpose-built synagogue in Scotland, Archibald MacPherson's St Aloysius College (1883 and 1902) and Garnethill School (1886 and 1898).

Construction of one of the city's most important buildings, Glasgow School of Art (GSA), designed by Charles Rennie Mackintosh commenced in 1897 and was completed in 1909. Another building now occupied by GSA is the former Drill Hall at 20–30 Hill Street designed by H K

1. Detail from Peter Fleming's 'Map of the City of Glasgow and Suburbs', 1807. Reproduced by permission of the Trustees of the National Library of Scotland.
2. Great Reform Act map of 1832. Reproduced by permission of the Trustees of the National Library of Scotland.
3. Ordnance Survey map circa 1860. Reproduced by permission of the Trustees of the National Library of Scotland.
4. Ordnance Survey map circa 1895.



**Character Area 5:
Garnethill**

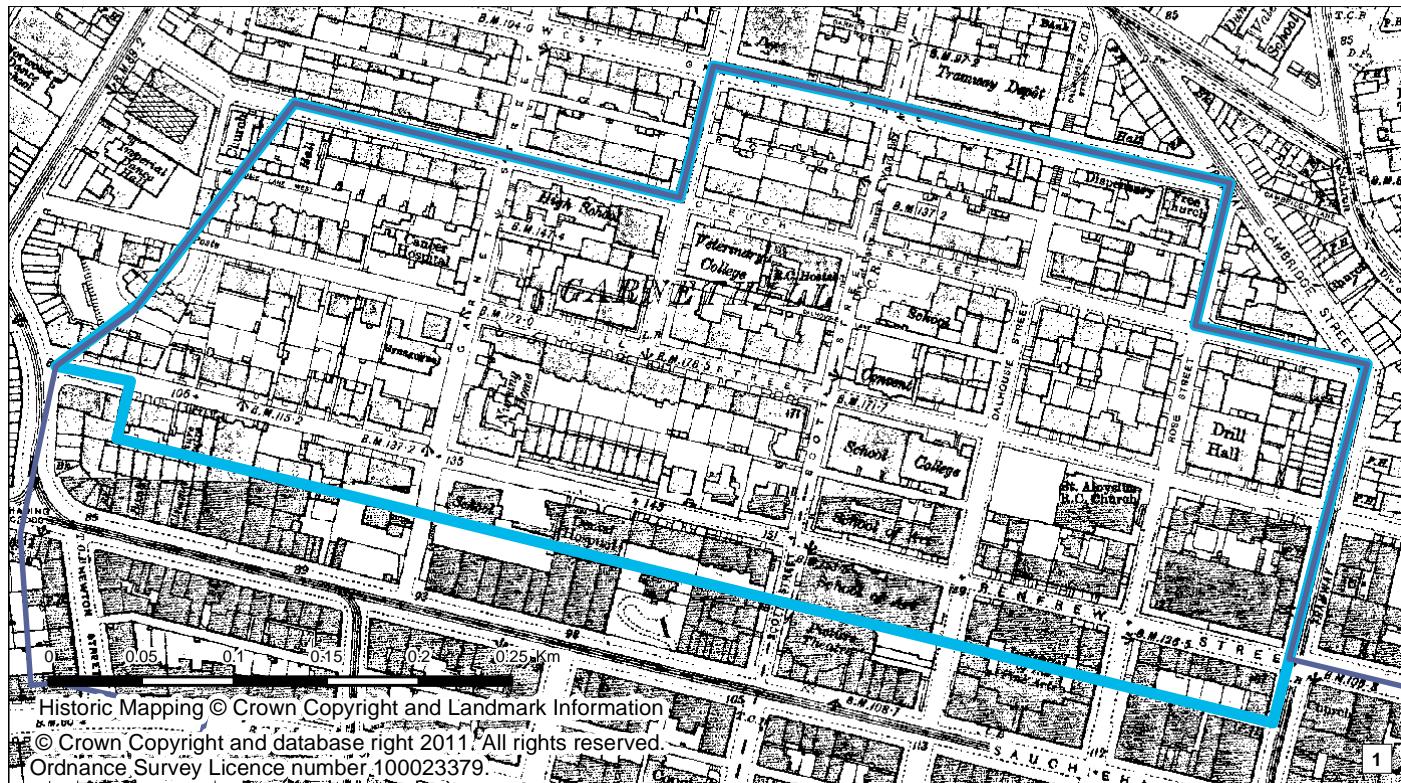
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Bromhead in 1897

1900 – Present

The villas on the north side of Sauchiehall Street (Business District & Blythswood Character Area) survived into the early years of the 20th century with 4-storey tenements opposite. These were gradually replaced by, or incorporated into, commercial and retail properties with flats above. However, a few early Georgian villas still survive in Hill Street.

The remaining sites were developed steadily over the next forty years, mainly with large buildings such as Garnetbank Public School (1905), the former Glasgow Royal Cancer Hospital (1906–12), St Aloysius RC Church (1908–10), Dental Hospital (1928–31 with major extension 1970), and the Glasgow Film Theatre (1938–39) creating an area rich in architectural character and diversity.

Thistle Street was renamed Garnet Street by the time of the 1933 OS map.





The construction of the ring road in 1975 had a dramatic effect on Garnethill leaving properties truncated and Hill Street a cul-de-sac. West Graham Street and Sauchiehall Street now provide the only vehicular access from this part of the City Centre to the west.

Following the end of the Second World War there was shift of population to the periphery of the city and the new suburbs beyond while inner urban areas like Garnethill became neglected. In the late 1980s and early 90s considerable investment took place upgrading property, initiating a comprehensive streetscape improvement scheme and establishing Garnethill Park.

The Milton Free Church (John Burnet, 1850), which occupied a prominent position on the corner of West Graham Street and Rose Street, was demolished in 1995. The vacant site has only recently been redeveloped as flats.

Expanding rolls at St Aloysius College in the late 1990s led to the construction of St Aloysius Junior School and Clavius Building, which occupy separate sites in Hill Street.

1. Ordnance Survey map circa 1933.
2. An engraving of 1824 of the Observatory built on Garnethill by the Glasgow Society for Promoting Astronomical Science. © Glasgow City Libraries.
3. Peel Terrace, Hill Street, 1841-42, possibly by the architect David Hamilton. Two imposing blocks of classical tenements unified by the use of common details. Each block is symmetrical through the central doorway. The doorways and 1st floor windows are pedimented, with round-headed pediments at the 1st floor over the entrances.
4. One of the early 19th-century detached villas in Hill Street, set back from the street and in a plain classical style with a columned doorpiece and architraves (mouldings) around the windows.
5. Another of the early 19th-century villas in Renfrew Street. This retains the original glazing pattern of 6 panes per sash.



TOWNSCAPE APPRAISAL

Architectural Character

Garnethill is a very interesting area characterised by a variety of architectural styles from different periods, Georgian, Victorian, Edwardian, Inter-War, and Post-War to the present, all adhering to an established building line superimposed on a grid street pattern.

A number of the original Georgian villas survive, some incorporated into later developments. Nos. 122, 133 and 135 Hill Street are the best examples of these 2-storey, classical, skew-gabled, yellow

sandstone, villas dating from the early 19th century. Condition varies from villa to villa, with garden ground often given over to car parking.

Tenements are the most dominant building type, 3–4 storeys in height with the earlier examples constructed in yellow sandstone and the later ones in red. Peel and Breadalbane Terraces are the earliest tenements dating from 1841 and 1845 respectively, and are the most decorative, including features such as arched windows, consoled windows, original railings, parapet balustrading and entrance pediments that break up the elevation. The later tenements are more simply detailed, the exception to



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this being No. 71 Garnet Street/105–145 Buccleuch Street, a red sandstone tenement with curved corner feature, bay windows and conical roof. Boundary treatments to tenements vary in both material and condition, but examples of original railings and stone walls can still be found.

The remainder of the area is characterised by individual buildings of different style, scale and materials with features of townscape interest such as towers, finials, and sculpture. Virtually every street is punctuated by at least one public building.

Principal Streets

Renfrew Street

The most significant building in Renfrew Street is Glasgow School of Art. Mackintosh's GSA is arguably the most well-known of Glasgow's buildings and is recognised as being of international architectural significance. The enormous windows along the north front are intended to provide generous light to the art studios without the glare of direct sunshine. This unique structure with its wealth of sculptural art nouveau details appears monumental when viewed from the foot of Dalhousie

Street or Scott Street where the Scottish tower house influence is particularly evident.

Fleming House, an office block recently converted to residential flats, is set on a 3-storey podium in retail use at the foot of Renfrew Street. The geometric form reflects its early 1960s construction date.

Apart from Garnetbank Primary School, a substantial red sandstone Victorian School with Janitor's House bounded by cast-iron railings and the Art Deco 4-storey Dental Hospital building, the remaining properties are either tenemental or original villas linked to create numerous small hotels. Many of the hotels have painted/rendered facades.

Hill Street

St Aloysius Church and College Campus dominates Hill Street/ Dalhousie Street. Archibald McPherson's 4-storey Italian Renaissance College building with pedimented portico is centrally located with Elder & Cannon's Junior School building opposite. The style of the Junior School in steel, timber and glass contrasts with the larger scale and traditional materials of the Main College. The Clavius Building and Spirituality Centre on two corners of Hill

- Red sandstone tenements of the early 1890s at West Graham Street, typical of the middle/working class speculative housing developments of the period in Glasgow. Distinctive features include: fine red ashlar sandstone to the street elevation with a moderate level of architectural detailing (string courses, bracketed window hoods etc.), but cheaper local cream rubble sandstone behind to the back court; internal stairs, lit from the back; bay windows; plate glass sashes; closes with painted walls, open to the street.
- Garnethill Synagogue of 1877-79 by John McLeod was the first purpose-built synagogue in Scotland.
- St Andrew's Roman Catholic Church (mid 19th century), Renfrew Street.
- Garnetbank Primary School, 231 Renfrew Street, by T L Watson, 1905.
- St Aloysius College, Hill Street, by Archibald Macpherson, 1882-3.
- Art Deco entrance tower of the Glasgow Film Theatre, Rose Street, the first purpose-built 'art house' cinema outside London, designed by W J Anderson II of John MacKissack and Son, 1938-9.
- The tower and concrete dome of St Aloysius Church, 1908-10, by C J Menart are landmark features in views within and across the Character Area.
- Entrance to the world-famous Glasgow School of Art (1896-1909) by Charles Rennie Mackintosh.
- Fleming House, Renfrew Street, designed in 1957 by R F Bluck Associates for A Stuart & Sons, but not constructed until 1960-63, is an early and refined example of the City's Post-War enthusiasm for high-rise development. Now converted from offices to flats.

GLASGOW CENTRAL

conservation area appraisal

Character Area 5: Garnethill



Street and Scott Street are also of modern design, predominantly in glass and by the same architects.

C J Menart's Neo-Baroque Jesuit St Aloysius Church campanile pierces the skyline. Apart from its imposing architecture and fine detailing this building is notable for the use of concrete roofs and cupolas. The tower of the Convent of Mercy at 62 Hill Street provides a feature on the corner with Scott Street.

Set back from Hill Street is the narrow main entrance to Garnethill Synagogue designed by John McLeod and opened in 1879. This L-shaped Romanesque/Byzantine building has one other narrow frontage to Garnet Street that belies the overall size of the building. The west end of Hill Street is under development at the time of writing, partially closing some of the view to the Park towers.

Buccleuch Street

Buccleuch Street is dominated by Victorian school buildings, located between Scott Street and Garnet Street which provide strong definition at street corners. The Garnethill Convent Nursery School

designed by James Sellars (1882) has a strong presence on the corner of Buccleuch Street and Scott Street, while James Thomson's 3-storey central tower at the former Garnethill Public School (1878) provides visual interest on the south side of the street. After years of neglect they were successfully converted to housing in the late 1990s.

The remainder of Buccleuch Street is characterised by red and yellow sandstone tenements with a mixture of brick infill development.

New Developments

A number of significant new developments have emerged in recent years that have been publicly acclaimed, including Elder & Cannon's St Aloysius Junior School, Clavius Building and Spirituality Centre/Residence, which received Civic Trust Commendations in 2000, 2004 and 2007 respectively.

While in general contemporary buildings are 3–4 storeys there are a couple of mid 20th-century exceptions; Fleming House (14-storey including the three floors which form the podium) and the Dental Hospital

(12-storey from Sauchiehall Street). The topography reduces the visual impact of these tall buildings to some extent.

Steven Holl and JM Architects' new Renfrew Street building for the Glasgow School of Art is significantly lower than its predecessor on the site, Newbery Tower.

There are a number of infill and corner developments that respect the height, massing and detail of surrounding buildings.





The successful introduction of quality modern design and materials, juxtaposed with traditional designs and materials creates an eclectic mix of buildings that makes Garnethill unique.

There are a number of ill-considered extensions however, including front porches to terraced property, external stairs, as well as a multiplicity of service housings and vents.

Open Space Character

Garnethill Park

Springing from the Garnethill Mosaic Mural Project, in 1978, this former gap site, then 1970s kick-about area and swing park was transformed into a new play park, in 1990. The scheme involved German environmental artist, Dieter Magnus, in partnership with the local community and other agencies. Notable features are the varying levels and treatment of different activity zones. The space is distinguished by a rocky watercourse, outdoor amphitheatre and mixed tree and shrub planting, including some bamboo. The Park is still evolving as new works are incorporated and repairs

undertaken. A community art project, *Memories of a City* by Ulrike Enslein, was unveiled in June 2004. The park is much valued by the local community and is innovative for its type.

Other spaces

Apart from hard-surfaced recreational space associated with St Aloysius School, a few car parks and the welcome greenery of the trees and shrubs planted on the steep western embankment of Garnethill, most other landscape is private garden ground. This is characterised by small terrace and tenement front gardens where the occasional tree and hedging softens the impact of straight streets and strong building lines. Deeper back gardens or drying greens lie to the rear, some with a legacy of older trees.

1. Elder & Cannon's St Aloysius Junior School, 1998, a high-quality new build responsive to its historic context in terms of proportion, scale, height and massing.
2. Front gardens and cast-iron railings define the edge of the streetscape at Peel Terrace.
3. Railings and basement areas at Hill Street. The site below is currently being developed. © Fiona Jamieson.
4. Bust of Beethoven on a former piano sales room, Renfrew Street.
5. Garnethill Park, a community 'pocket park' at the heart of the Character Area.
6. Basement area, Garnethill. © Fiona Jamieson.

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conservation area appraisal

Character Area 5:
Garnethill



1

CHARACTER ASSESSMENT



Introduction

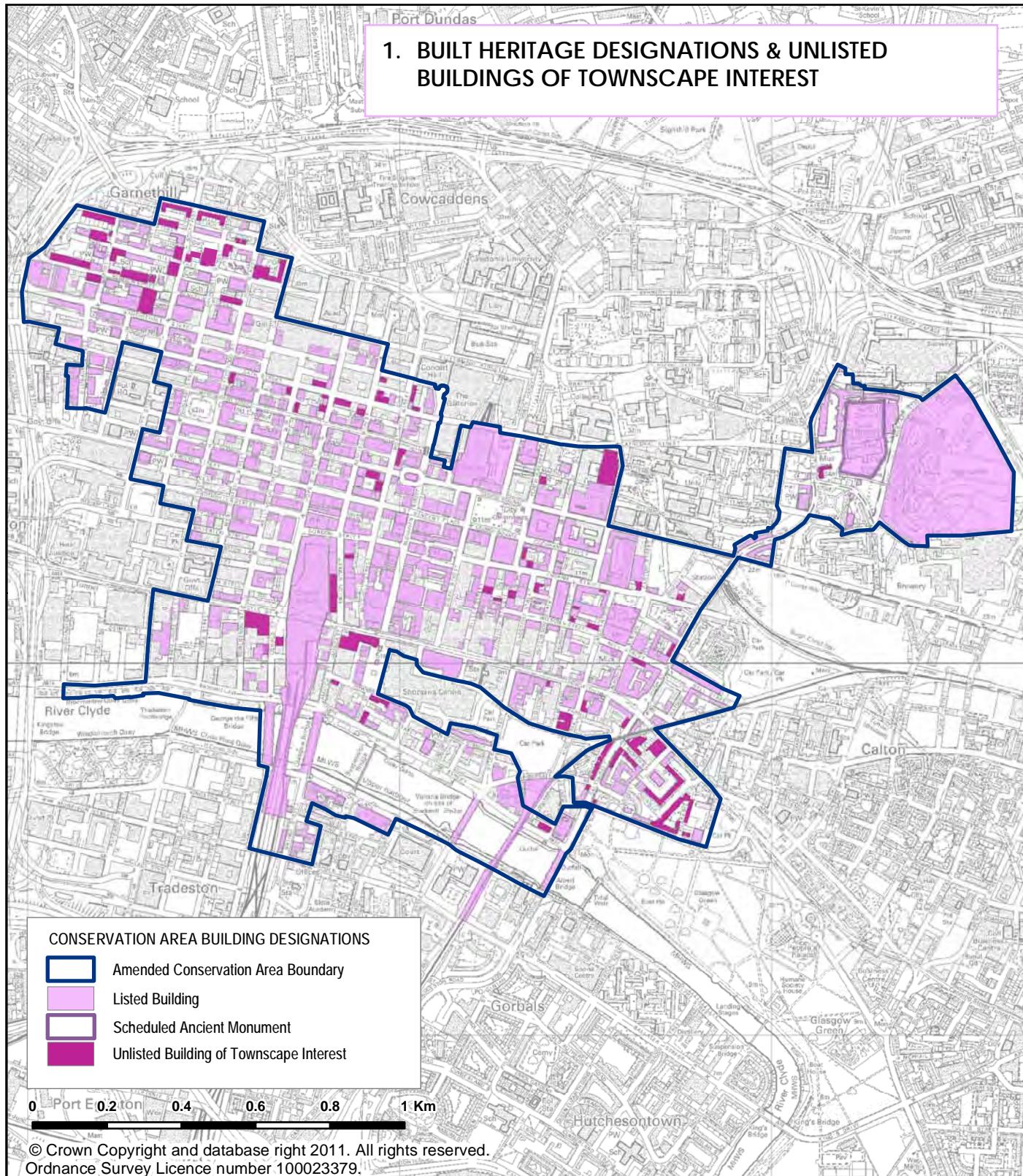
Having examined the historical development and townscape of the Conservation Area, it is now possible to carry out an assessment of the area's character and identify those features that contribute to its character and appearance as an area of special architectural and historic interest. The following sections identify:

- the principal buildings and spaces that contribute to the interest of the Conservation Area;
- the key features of the Conservation Area.

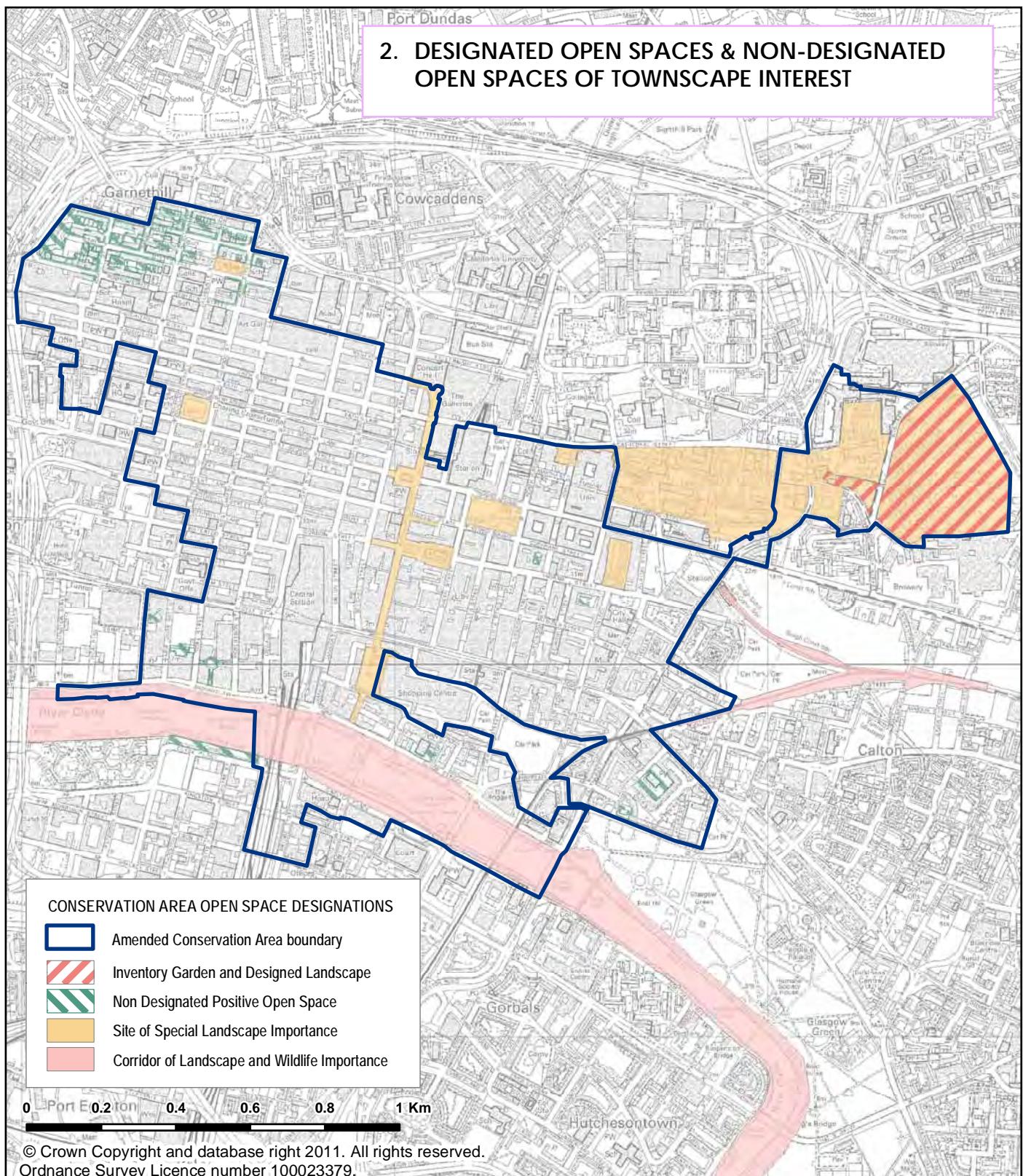
Assessment of Buildings and Spaces

An important part of character assessment involves the evaluation of buildings and spaces, identifying those that make a valuable contribution to the character and appearance of the Conservation Area. In general, the most significant architectural or historic buildings and spaces are recognised by official designations, as shown in Figures 1 and 2 on the following pages. Other undesignated buildings and spaces also play a significant role in creating the identity and interest of the Conservation Area.

1. A typical townscape in Garnethill Character Area with towers catching the eye in open-ended views off the hill from west to east along Hill Street. 3- and 4-storey tenements with small front gardens and cast-iron railings line the street. The tenements in the foreground, Breadalbane Terrace, were built in 2 sections 1845-6 and 1855-6, possibly to designs by the distinguished architect, Charles Wilson. The consistent wallhead line and architectural rhythm of vertical bays unifies the buildings of different periods.
2. Buildings of townscape merit: although not listed, the 'Homes for the Future' development on the edge of Glasgow Green is sensitively planned and designed to repair a previously fragmented part of the Conservation Area.



2. DESIGNATED OPEN SPACES & NON-DESIGNATED OPEN SPACES OF TOWNSCAPE INTEREST





Scheduled Monuments and Listed Buildings (Statutory Designations)

Scheduled Monuments are monuments of national interest given protection under the Ancient Monuments & Archaeological Areas Act 1979. The only Scheduled Monument in the Conservation Area is Glasgow Cathedral (including Cathedral Square Precinct and the Old & New Burial Grounds).

Buildings that are 'listed' have already been assessed by Historic Scotland as being of special architectural or historic interest and are included on the Scottish Ministers' statutory list.

There are many fine listed buildings in the Conservation Area, which are identified on the map at Figure 1 on page 112 and on the more detailed maps accompanying the Character Area assessments. Listed buildings contribute positively to the appearance of the Conservation Area, provide points of interest and enrich the area's special character. Listed buildings in poor condition have the potential to be repaired and contribute positively to the character of the area.

Unlisted Buildings of Townscape Interest

These are buildings identified for the purpose of this appraisal, which although unlisted, make a positive visual or historical contribution to the character and appearance of the Conservation Area. They may be landmarks, more modest buildings that unify the townscape, or recent buildings that do not meet the criteria for listing.

Designated Open Spaces (National Non-Statutory and Local City Plan 2 Designations)

Whilst the Conservation Area is predominantly urban in character, important areas of public and private open space are interspersed.

The most significant open spaces are included by Historic Scotland on the national 'Inventory of Gardens & Designed Landscapes'. Within the Conservation Area only the Necropolis and its approaches are currently included on the Inventory.

In addition, the adopted Glasgow City Plan 2 identifies a number of local environmental designations including: city-wide Sites

of Importance for Nature Conservation (SINC), Sites of Special Landscape Importance (SSLI) and Corridors of Wildlife and/or Landscape Importance. Policy ENV 1 of City Plan 2 also sets out a strong presumption in favour of the retention of all public and private green/open space and affords protection to open space shown on the Council's 'Glasgow Open Space Map'.

Open spaces in poor condition have the potential to be repaired and contribute positively to the character of the area (see the Cultural Significance of Open Spaces map at APPENDIX A).

Non-designated Open Spaces of Townscape Interest

Many other areas of public and private open space are interspersed throughout the Conservation Area. They may be more modest spaces or collections of spaces (e.g. individual private gardens) that are planned or provide incidental amenity or recreational activity.



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Key Features of the Conservation Area

Historic Street Pattern

The pattern of streets forms an important feature within the existing Conservation Area, reflecting the history of the city's development.

Although little early fabric survives, the route of the mediaeval High Street is preserved in the modern-day street in the Cathedral Character Area, and ancient street names are preserved in places such as the Trongate, Blackfriars Street and Gallowgate. The narrow mediaeval lanes, wynds and closes between the main streets have largely vanished, but some remnants of their development pattern survive around the Trongate (e.g. Old and New Wynds).

The evolution of the mediaeval town into an off-set grid-plan in the later 18th century is reflected in the Merchant City and Broomielaw, St Enoch & River Clyde Character Areas. Landmark buildings surrounded by small city squares and buildings constructed to terminate street views are distinctive of the Merchant City.

Courts accessed by pends are also typical here.

The Business District & Blythswood and Garnethill Character Areas are both dominated and linked by the strict geometric layout of the late 18th and early 19th century, characterised by its extensible grid-iron pattern, open-ended street views, and network of principal streets and service lanes. This later phase of infinite open-grid planning provides no hierarchy of spaces and minimal public or private communal open space.

Views

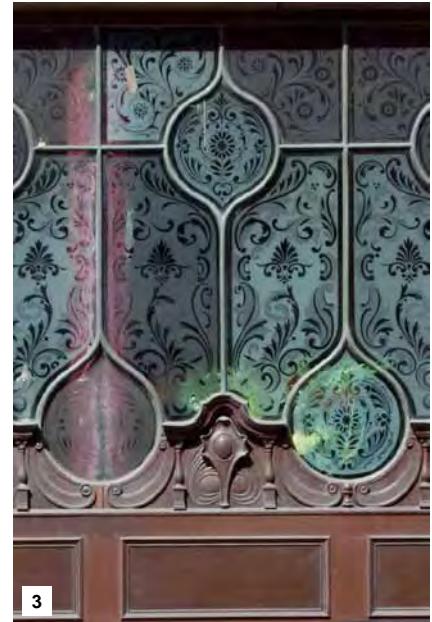
The planned layout, hilly topography and river allow three types of view of built and natural features within and beyond the Conservation Area:

- focussed vistas (views from a specific viewpoint looking to a specific building, structure or natural feature);
- view corridors (numerous views from a variety of viewpoints looking at numerous buildings or structures within their settings);
- panoramic views (views from a specific

viewpoint looking across a wide area at numerous buildings or structures within their settings).

Skyline features, such as spires, towers and domes, are particularly significant. Views to these features and the broader townscape/landscape form an essential part of the character of the area. It is important that new developments do not block important views in, out or across the area, obscure the skyline profile of key buildings, or introduce incongruous elements in an area of otherwise consistent roofscape character.

1. Bank of Scotland, 167 Argyle Street, part of an unlisted building remodelled in Art Deco style in 1960–62 by Gordon Jeeves for the Arnott's Department Store.
2. Unlisted buildings recreate the sense of the enclosure of the square surrounding St Andrew's Church. The mixture of soft and hard landscaping contributes to the open space of townscape merit.
3. **Views and skyline:** an open-ended view corridor to the Campsie Hills along Blythswood Street from Blythswood Square, also taking in the tower of St Aloysius Church.
4. **Views:** panoramic view of the River Clyde and City Centre from the Victoria Bridge.



Open Spaces

The area retains a number of key historic open spaces including the Cathedral Burial Grounds, Cathedral Square Precinct, Cathedral Square Gardens, the Necropolis, the River Clyde and its banks, the planned squares of the Merchant City (St Enoch Square, St Andrew's Square, George Square, Nelson Mandela Place, and Exchange Square), St David's Ramshorn Church and St Andrew's-by-the-Green Burial Grounds, and the sole historic square of the Blythswood development.

The Conservation Area also includes a number of more recent innovative modern landscape designs at Provand's Lordship, St Mungo's Museum and the Broomielaw. Incidental pockets of amenity open space provide additional welcome greenery.

Riverbanks form a continuous green network of historic open spaces south of the City Centre. To the north-west, the private gardens and back greens of Garnethill also form an important green network.

Consistent Building Line

There is a strong and consistent pattern of linear and flat elevations directly along the

back edge of pavements throughout most of the Merchant City and Broomielaw, St Enoch & River Clyde Character Areas. Whilst bay windows or other architectural features/decoration may provide sculptural qualities to 'flat' frontages, traditional elevations in these areas are never stepped or curved in plan or section. In the Business District & Blythswood and Garnethill Character Areas is there a significant difference, where building lines on east-west streets are set back behind basement areas or front gardens.

Historic Plot Sizes

Historic plot sizes play a significant part in the character of the Conservation Area. Whilst the mediaeval rigg plot sizes have been entirely lost, and many late 18th- and 19th-century plots have been amalgamated in the City Centre, numerous original plots remain unaltered in Blythswood and Garnethill. Tall, narrow buildings in the Business District reflect the redevelopment of older plots where it was not possible to expand into neighbouring feus.

Variety of Building Density

Building density is highest in the commercial and retail districts, where strong land values

have traditionally encouraged intensive redevelopment. Further away from these districts and their transport connections, for example in Blythswood and Garnethill, the level of redevelopment and building density is generally lower.

Varied Roofscape and Skyline

Building heights in the Conservation Area range in general from three to seven storeys, with additional taller features such as towers, domes and gables providing variety and interest to the architectural massing and skyline.

Architectural Quality

The architectural richness of the City Centre is derived from the huge range and high-quality of building types and designs from different periods, particularly the late 19th and early 20th centuries. Classical styles predominated before 1900. The 'Glasgow Style' emerged in the early 1890s, based on a free interpretation of classical and other historical forms. Art Deco, Modern Movement, Brutalist, Post Modern and contemporary architectural styles can also be found in the area.

One of the predominant characteristics of



the use of all styles in the Conservation Area is regularity and the repetitive nature of the architectural pattern of solid and void.

There is a presumption that listed buildings and unlisted buildings of merit in the Glasgow Central Conservation Area will be retained and reused wherever possible.

Architectural Modelling and Sculpture

A key element of the architecture in the City Centre is the depth of modelling and integrated use of sculpture. This provides a great variety in the appearance of elevations as light changes during the day and year.

Building Materials

An enormous range of traditional and other building materials are in use in the area. Sandstone is the unifying element and predominant building material including red, blonde and grey stones in a variety of textures and finishes. Various types of slate are widely used for roofing. Iron is used for

both structural and decorative purposes. More modern composite materials, including faience, terracotta, concrete and steel, are also used in the area, sometimes in pioneering ways.

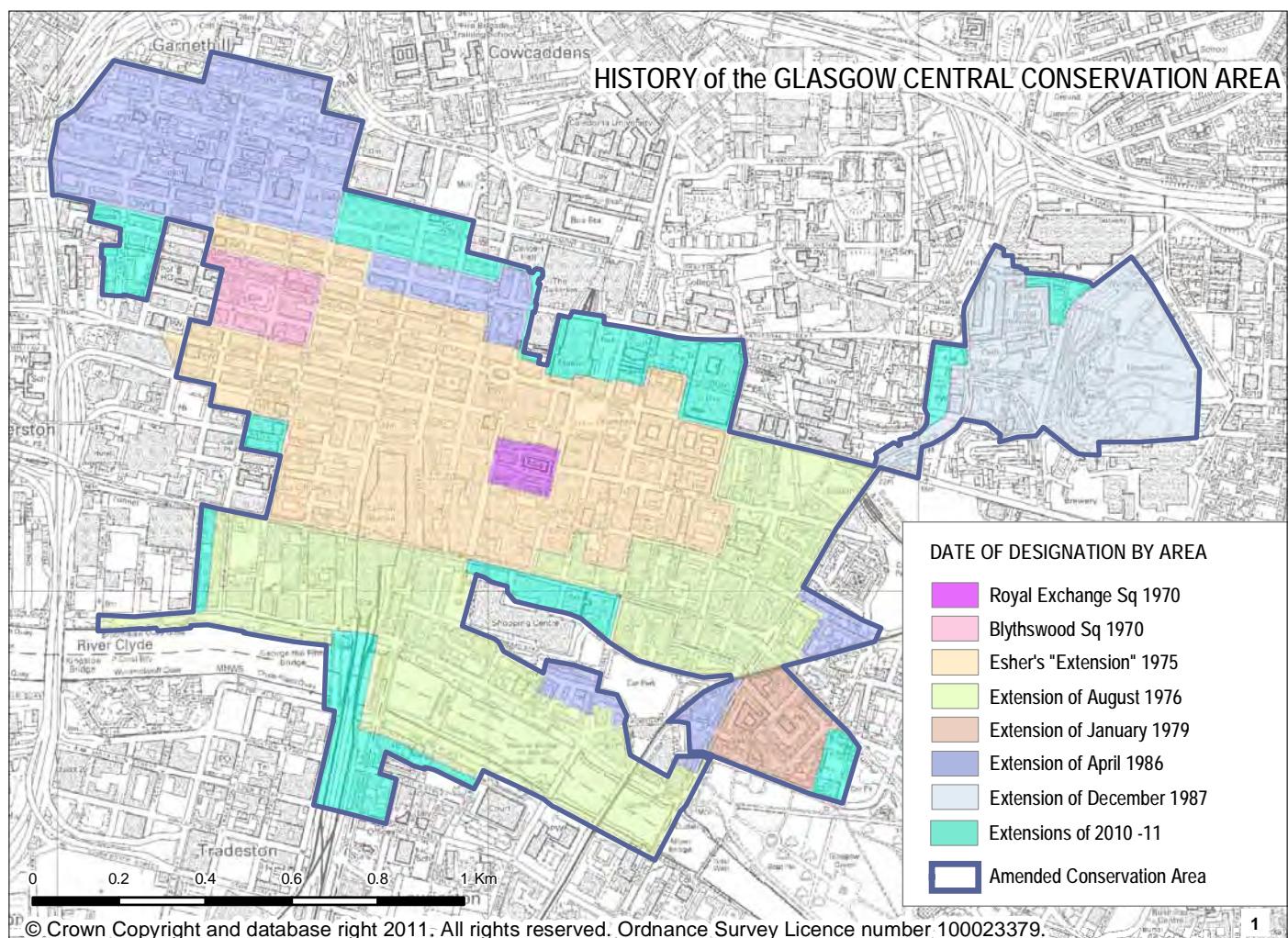
Public Realm

The public realm comprises the road/pavement surfaces and all the street furniture and utility equipment (lighting, pillar boxes, street signs etc.). The quality of design and materials in the public realm has a significant impact on the character of the Conservation Area. Most of the early or original historic surfaces, such as stone setts and flagstone paving, were replaced with concrete and tarmac in the mid-late 20th century. However, from the 1990s increasing parts of the City Centre public realm have been refurbished using high-quality contemporary designs and natural, durable materials including granite setts, kerbstones, and Caithness flagstones.

1. **Building lines and views:** the alignment of Bath Street allows long views east-west to the slender spire of Renfield St Stephen's Church. Terraces of classical houses are set back from the pavement behind railings and a basement area.
2. **Roofscape, skyline and building line:** the central tower of the City Chambers in George Square and the College of Printing, North Hanover Street, form distinctive parts of the city's skyline. The foreground buildings in Glassford Street are set directly against the back edge of the pavement (no basement areas).
3. **Materials and architectural quality:** etched glass and timber-framed Art Nouveau window at MacSorley's Pub, Jamaica Street.
4. **Architectural quality, modelling and sculpture:** detail of stone carving and ironwork at Alexander Thomson's Buck's Head Building of 1862 in Argyle Street.
5. **Public realm:** three of the city's four surviving tardis-style police boxes (designed by Gilbert MacKenzie Trench, 1928) remain within the Study Area. This one is in Cathedral Square.
6. **Public realm and views:** west-to-east view along the setted surface of Rottenrow towards the Glasgow Evangelical Church.

PART 2: PRESERVATION & ENHANCEMENT

CONSERVATION AREA BOUNDARIES



Glasgow Central Conservation Area Boundary History

Two Conservation Areas were originally designated at Royal Exchange Square and Blythswood Square in 1970. The Area was extended in 1975 following the publication of proposals contained in Lord Esher's report 'Conservation in Glasgow' to cover most of the Business District & Blythswood. The following year the Merchant City and Broomielaw & St Enoch were added.

St Andrew's Square followed in 1979 and Garnethill in 1986. The area around the Cathedral and Necropolis was included in 1987.

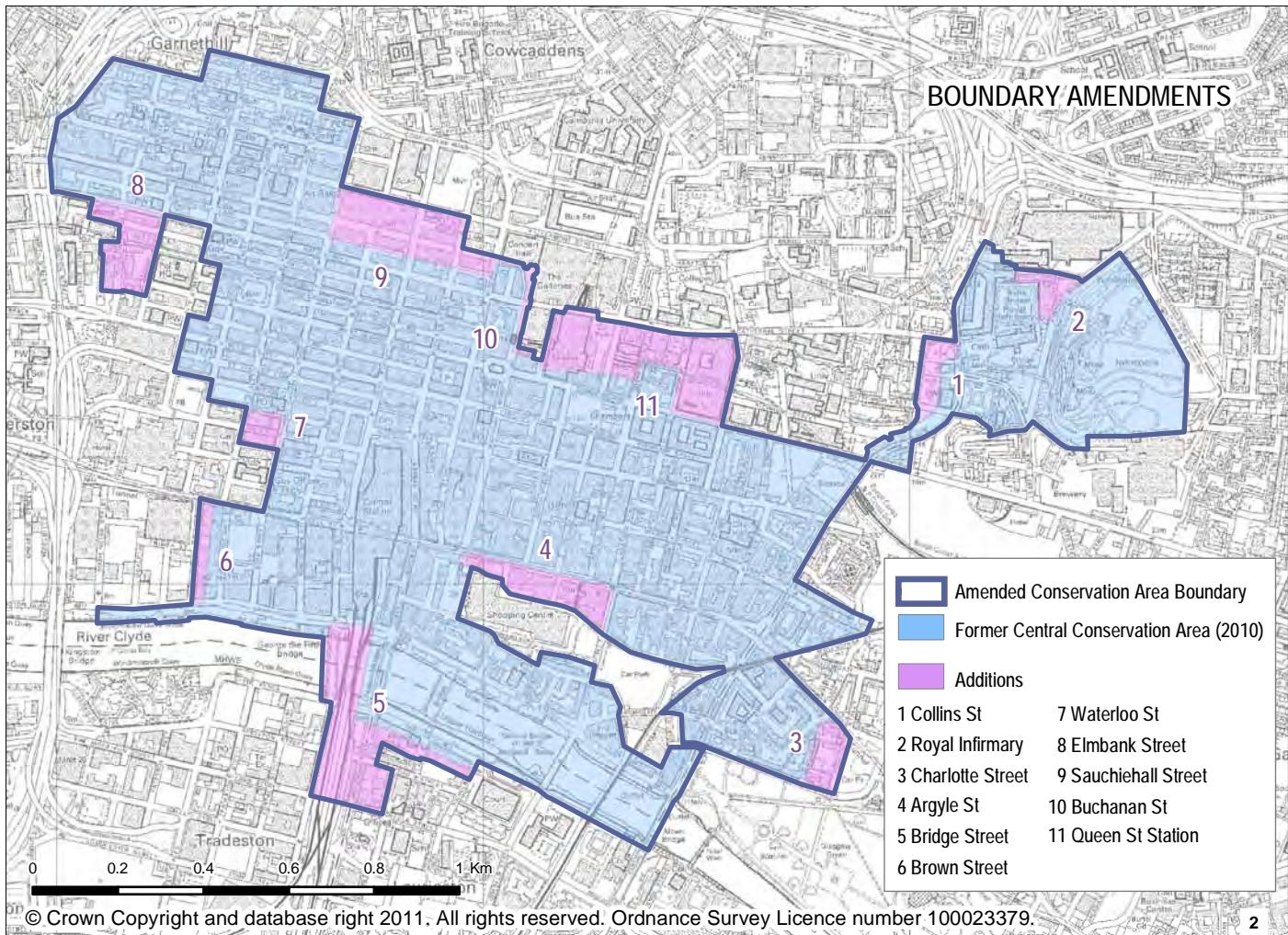
Boundary Amendments

A detailed examination of the existing Glasgow Central Conservation Area Boundary resulted in a series of proposed boundary adjustments, which were the subject of public consultation on the Draft

Glasgow Central Conservation Area Appraisal (2010).

Taking into account the designated and undesignated buildings and spaces of interest and the predominant features of the Conservation Area, eleven amendments to the boundary are required (see Figure 2). Further details of these amendments are set out on the following pages.

Consideration was given to the possibility



of excluding parts of the existing Conservation Area where recent completed developments have a significant impact and approved developments are likely to have an effect on its character, notably at Clyde Street and the International Financial Services District around the Broomielaw. Whilst recent developments have changed the character of the area, the historic street pattern and major historic structures remain key components. The new developments are mixed in amongst important historic buildings such as the James Watt Street warehouses, Clyde Navigation Trust Building, the Custom House, St Andrew's Cathedral, the old Fish Market and Merchants' House Steeple and the Justiciary Courts. It would be difficult

to draw a coherent boundary excluding modern development, but including these essential buildings and the River Clyde and its crossings, which played such a crucial part in the history and development of the Glasgow Central Conservation Area. On balance it is not considered appropriate to reduce the extent of the Conservation Area in this location.

A further four areas (St Enoch Centre; Glasgow Green/Richmond Park/Clyde Riverbanks; Tradeston; and Stow College) were assessed, but are not included in Glasgow Central Conservation Area (see map on page 133).

- Whilst the **St Enoch Centre** area

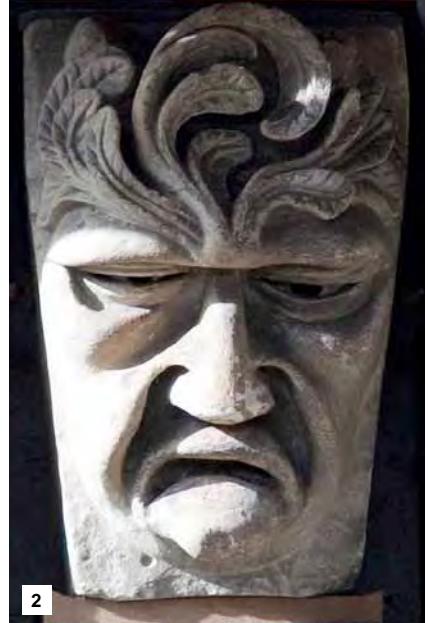
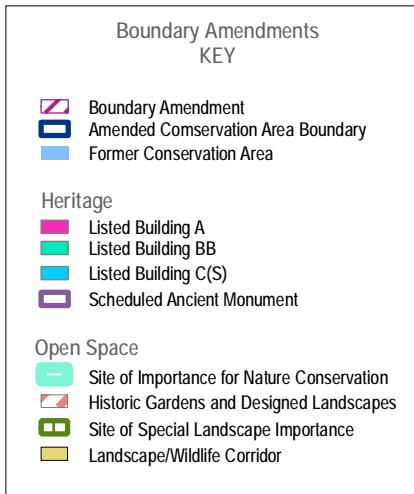
forms part of the historic core of the city, the shopping centre and large surface car parks are considered to be at odds with the qualities and key characteristics of the surrounding area.

- The **Glasgow Green/Richmond Park/Clyde Riverbanks** area has strong historical connections with the City Centre and high cultural significance, but in terms of key features it contrasts with the dense

- Map showing the expansion of the Glasgow Central Conservation Area from 1970.
- Map showing proposed revised boundary of Glasgow Central Conservation Area.

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urban pattern of the City Centre. In this case it is proposed to consider the designation of a separate Conservation Area.

- **Tradeston** forms an extension to the city laid out in the open grid-plan typified by the Business District & Blythswood, but it lacks the consistency and continuity of high-quality urban development to be found in the City Centre.
- The **Stow College** area was also considered too fragmentary for inclusion in the Glasgow Central Conservation Area.

Further details of these areas and the reasons for their exclusion can be found below.

Boundary Amendment 1: Collins Street

The addition takes in the street context of Provand's Lordship and the Barony Church (both category A-listed). The current boundary cuts through the garden behind Provand's Lordship. The revised boundary would include the whole garden, the landscaped area in MacLeod Street, and the remainder of the historic city blocks in which Provand's Lordship and the Barony Church stand (now mostly in use as car parks). The area is part of a Site of Special Landscape Importance.





**Boundary Amendment 2:
Royal Infirmary**

A small amendment to the boundary takes in all the listed buildings forming the Royal Infirmary complex.

The Nurses' Homes and Laundry are part of the Royal Infirmary, but currently excluded from the Central Conservation Area. They provide a sense of enclosure to the graveyard and the Nurses Home (now offices) on Wishart Street is an attractive part of the view from the Necropolis.



1. Map of Boundary Amendment 1: Collins Street.
2. One of the 'Tontine Heads', a series of sculpted heads salvaged from the Tontine Building at Glasgow Cross and relocated to the north wall of St Nicholas Garden (included in Boundary Amendment 1).
3. Boundary Amendment 1 takes in this landscaped area of MacLeod Street between Provand's Lordship and Barony Hall.
4. Map of Boundary Amendment 2: Royal Infirmary.
5. Boundary Amendment 2 includes this Inter-War classical building, now Glasgow Royal Infirmary Estate's Offices, adjacent to the Cathedral's North Burial Ground on Wishart Street.
6. Aerial view from south to north with the area included within Boundary Amendment 2 outlined in white. © Crown Copyright: RCAHMS (Ref. DP015607). Licensor www.rcahms.gov.uk.

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Boundary Amendment 3: Charlotte Street

A minor boundary amendment includes the remaining fragment of a row of classical villas (possibly laid out by Robert Adam) and the bold 20th-century intervention of Our Lady & St Francis Secondary School, both A-listed. The change in boundary also encompasses the remainder of the 'Homes for the Future' site. The 1979 boundary at this location did not relate to the current layout of buildings.



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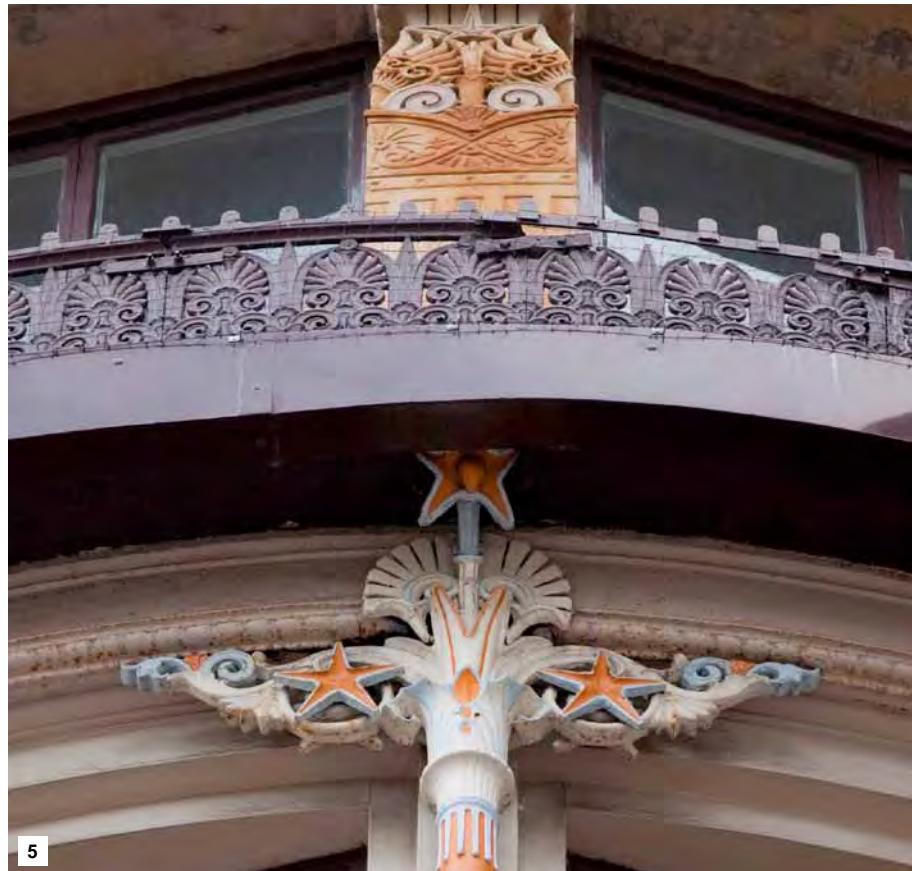
Boundary Amendment 4:
Argyle Street

This amendment rationalises the Conservation Area status of Argyle Street. Part of the south side of the street was excluded from the Conservation Area, even though it contains a number of historic buildings of interest. The amendment results in the whole length of both sides of this principal street being included within the Central Conservation Area. The remaining excluded area, covering the St Enoch Centre and car parks, forms a pocket within the overall Conservation Area.

The amended area contains the category B-listed Debenhams store and the category A-listed Buck's Head Building. Whilst some more recent developments of lesser quality are also included, they present an opportunity for enhancement if redeveloped.



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1. Map of Boundary Amendment 3: Charlotte Street.
2. 52 Charlotte Street, the last remaining villa of a late 18th-century planned development, included within Boundary Amendment 3.
3. Category A-listed Our Lady & St Francis Secondary School, Charlotte Street, designed by Gillespie, Kidd & Coia in 1964, included within Boundary Amendment 3.
4. Map of Boundary Amendment 4: Argyle Street.
5. Detail of Alexander Thomson's 1862 Buck's Head Building, 63 Argyle Street, within Boundary Amendment 4.
6. Debenhams (far left) of 1932 and a contemporary Art Deco store (right) on Argyle Street, included within Boundary Amendment 4.

Boundary Amendment 5:
Bridge Street

This amendment includes the surviving group of historic buildings at Bridge Street, the rear of the category A- and B-listed terraces on Carlton Place, and the three listed bridges that cross the River Clyde at this point.

There is a strong visual connection along Bridge Street across the Clyde to Jamaica Street. Whilst there are some small gap sites within the Bridge Street area, the surviving historic buildings group well together at this key access point to the City Centre. Almost all the structures within the area are listed at category A or category B. These include the landmark bridges, the fine former Bridge Street Station by James Miller, and the same architect's Glasgow Style corner block with Norfolk Street.



Boundary Amendment 6:**Brown Street**

A small boundary amendment takes in the east side of Brown Street, which includes the rear portion of the category B-listed warehouse at 27–59 James Watt Street. Whilst the historic gridded street plan survives in this area, the city blocks to the west have been entirely redeveloped.



1. Map of Boundary Amendment 5: Bridge Street.
2. 21-25 Carlton Court (Boundary Amendment 5). The rear gardens of Carlton Place were filled with small-scale industrial buildings from an early date. These later 19th century stables and workshops for the Clyde Shipping Company replaced an earlier tin works. The complex was converted to offices in the 1980s.
3. Central Station Railway Bridge and piers of former railway bridge (Boundary Amendment 5), which are major landmarks on the River Clyde and form part of the approach to Central Station.
4. Detail of granite columns and decorative ironwork at 67 Bridge Street, a former branch of the Glasgow Saving Bank of 1888 by the architect John Gordon.
5. The ornate frontages of the former Commercial Bank, 20–22 Bridge Street, 1884 (Boundary Amendment 5).
6. Former Bridge Street Station, by James Miller, 1889 (Boundary Amendment 5), had a relatively short life as a station, closing in 1906 on completion of the Central Station extensions. It remains an impressive Renaissance style presence on the southern approach to Glasgow Bridge.
7. Brown Street (the rear part of the warehouse at 27–59 James Watt Street) in Boundary Amendment 6.
8. Map of Boundary Amendment 6: Brown Street.

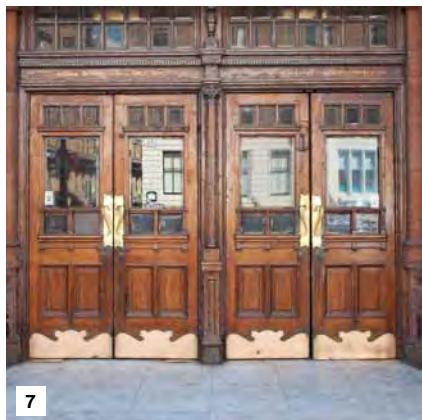
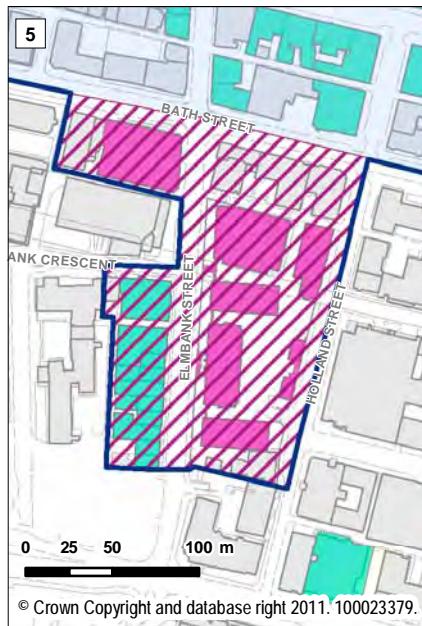
Boundary Amendment 7:
Waterloo Street

The boundary amendment at Waterloo Street includes the three listed buildings at No. 64 (1898–1900, James Chalmers, for Wright & Greig, whisky distillers), No. 74 (1925, James Thomson, offices in American Classical style for Metropolitan Vickers Electrical Company) and Nos. 73–77 (1927–30, A McInnes Gardner, offices for Glasgow Corporation's electricity department) Waterloo Street. There are two relatively recent buildings on the east side of the area at 58 and 59–69 Waterloo Street, but neither have a significant detrimental impact on the historic character of the street.



Boundary Amendment 8:
Elmbank Street

This boundary amendment extends the Conservation Area to include a number of category A- and B-listed buildings to the south of Sauchiehall Street. Although the street breaks the adjacent grid-plan, the 1828–38 terrace of houses on the west side of Elmbank Street remains largely intact, and the Strathclyde Buildings (former Glasgow High School, 1846 and 1938–57) opposite are of national architectural significance. The King's Theatre of 1901 is similarly listed at category A.



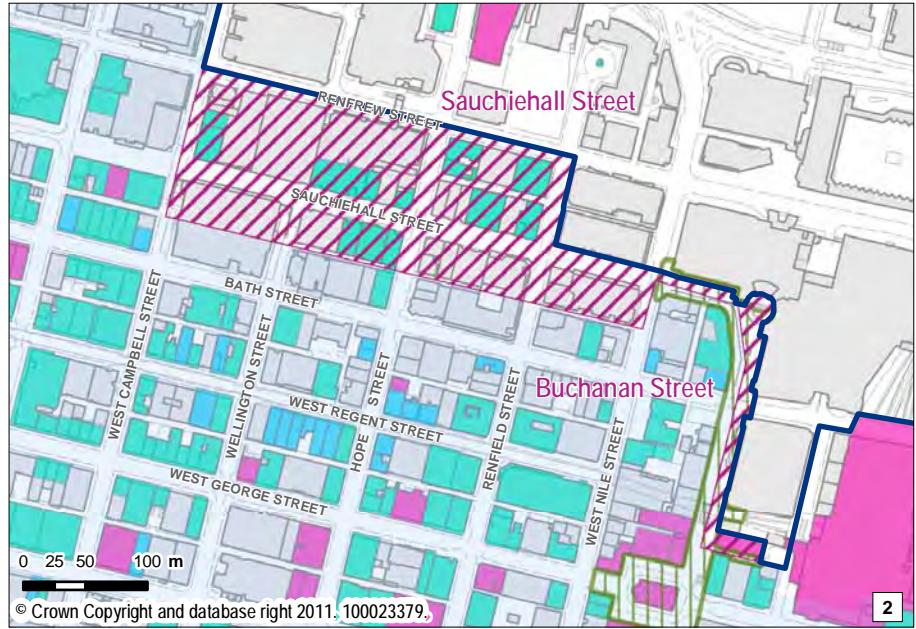
1. Map of Boundary Amendment 7: Waterloo Street.
2. A carved red sandstone detail of a Renaissance style head at 64 Waterloo Street.
3. North side of Waterloo Street. Boundary Amendment 7 includes Nos. 74 (left) and No. 64 (red sandstone, centre), continuing the run of grand commercial offices in the eastern part of the street.
4. General view of Elmbank Street looking south to north towards the Beresford Apartments on Sauchiehall Street. Houses of 1828–38 on the left; the former Glasgow High School on the right (Boundary Amendment 8).
5. Map of Boundary Amendment 8: Elmbank Street.
6. Statue of Galileo by John Mossman, 1847, on the monumental former Glasgow High School that takes up most of the east side of Elmbank Street. The building was constructed for the Glasgow Academy by Charles Wilson in 1846–7, wings added by John Burnet Senior in 1867, and purchased by the School Board for the High School in 1878. Now offices.
7. Detail of the Bath Street entrance to the King's Theatre, by the renowned theatre architect, Frank Matcham, 1904. Built of red Locharbriggs sandstone in Edwardian Baroque style, the King's is a great Glasgow institution.
8. Scottish Opera Headquarters, the former Institute of Engineers and Shipbuilders, 1906–08, by J B Wilson, on the corner of Elmbank Street and Elmbank Crescent. Like the King's Theatre it is in Edwardian Baroque style, but of paler Blackpasture stone. The channelled pilasters and exaggerated cornice reflect the earlier classical High School on the opposite side of the street.

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Boundary Amendment 9: Sauchiehall Street

The additions take in the frontages on both sides of Sauchiehall Street between Cambridge Street and Renfield Street, the south side of Sauchiehall Street between Renfield Street and West Nile Street, and the streetscape only between West Nile Street and Buchanan Street. The additions would rationalise the Conservation Area protection from end to end of one of the city's most famous streets, and include a number of B-listed buildings.

The additions all lie within the grid-plan that forms the heart of the Central Conservation Area. Some more recent developments are also included, mainly because they link the surviving historic buildings in the grid-plan. In some cases redevelopment of these more recent buildings could provide an opportunity to enhance the Conservation Area.

The B-listed buildings include the Hope Street Post Office and the Pavilion Theatre in Renfield Street. Several unlisted buildings that are characteristic of the mid 19th-century classical developments of the area



are included at 106–112 Renfield Street, 83–115 Sauchiehall Street, and 198–202 Hope Street. The red sandstone former La Scala cinema at 147–163 Sauchiehall Street is typical of its period in a Beaux Arts style with a 1930s entrance.

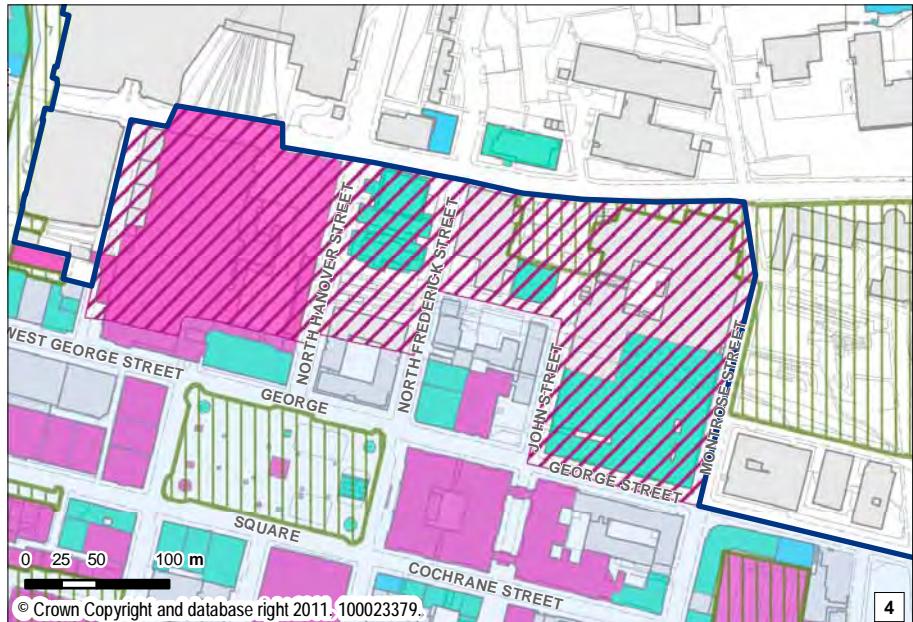
Boundary Amendment 10: Buchanan Street

A small amendment to the Conservation Area boundary at Buchanan Street includes the whole width of the streetscape (road and pavement surfaces) within the Site of Special Landscape Importance and the category A-listed Dundas House. Previously only half the streetscape was included.

Boundary Amendment 11: Queen Street Station

The proposed additions take in an area to the north of George Street comprising the James Weir Building and four major listed buildings: Queen Street Station (category A); Glasgow College of Building & Printing (category B); former St Paul's Church (category B); and the former Royal College of Science & Technology (category B). The John Street Garden is part of the Site of Special Landscape Importance that includes the University of Strathclyde Campus and the Cathedral.

Whilst there is little architectural cohesion within the additional area, the streets form extensions of the City Centre grid-plan. There are strong visual connections along the streets, and to and from landmark buildings, in particular the City Chambers. In terms of function, Queen Street Station is strongly linked to the Central Conservation Area as a key arrival point and transport hub in the heart of the city.



- Conservation Area Boundary**
1. Dundas House, 166–8 Buchanan Street, built 1898–9 as the British Workman's & General Assurance Company offices by J A Campbell (Boundary Amendment 10). An important tall and narrow 'elevator' building, reflecting the Athenaeum opposite (by Campbell's former business partner, John James Burnet).
 2. Map of Boundary Amendments 9 and 10: Sauchiehall Street & Buchanan Street.
 3. Sauchiehall Street looking east from Hope Street. Boundary Amendment 9 takes in the shops and tenements on both sides of the street, but excludes the 1961 tower block of St Andrew's House, visible in this photograph. The street has a harmonious scale and architectural rhythm in this location, consistent with the western part of the street.
 4. Map of Boundary Amendment 11: Queen Street Station.
 5. View from George Square to the landmark College of Building & Printing (University of Strathclyde), 1964, by Peter Williams of Wylie Shanks & Partners (Boundary Amendment 11). This category B-listed building was much influenced by the style of the French architect, Le Corbusier. The foreground building, George House (Alan Reiach, 1973), was bisected by the old conservation area boundary.
 6. Detail of the Glasgow Style ironwork of the enormous Royal College Building, University of Strathclyde, George and Montrose Streets, designed by David Barclay, 1901 (Boundary Amendment 11).

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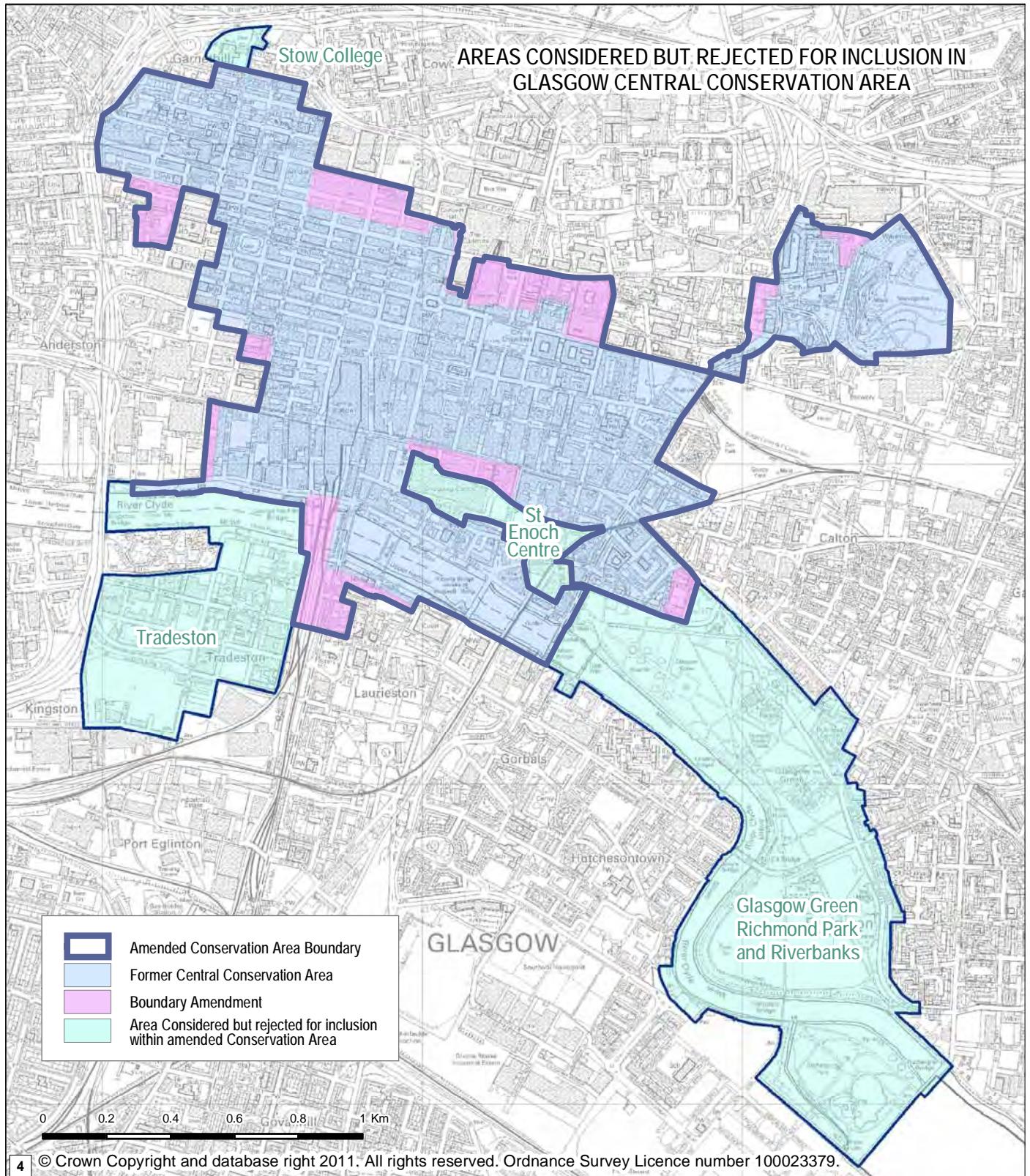
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1. Aerial view of the western part of Boundary Amendment 11 showing left to right: Queen Street Station; the College of Building & Printing; the St Paul's Building; and John Street Gardens; Royal College Building. Although there is relatively little architectural cohesion, there are a number of individually important buildings, the early grid-plan of the streets remains a strong connecting feature, and there are numerous views to, from and across this area from the rest of the Conservation Area. © Crown copyright: RCAHMS (Ref. DP015626). Licensor www.rcahms.gov.uk.
2. The fine arched iron trainshed roof of Queen Street Station, designed by James Carsewell, 1878-80, seen from Cathedral Street (Boundary Amendment 11).
3. St Paul's Building, University of Strathclyde, designed in Edwardian Baroque style as St Paul's Parish Church by John McIntyre, 1907 (Boundary Amendment 11).
4. Map of areas considered, but rejected, for inclusion in Glasgow Central Conservation Area.

**AREAS CONSIDERED BUT REJECTED FOR INCLUSION IN
GLASGOW CENTRAL CONSERVATION AREA**



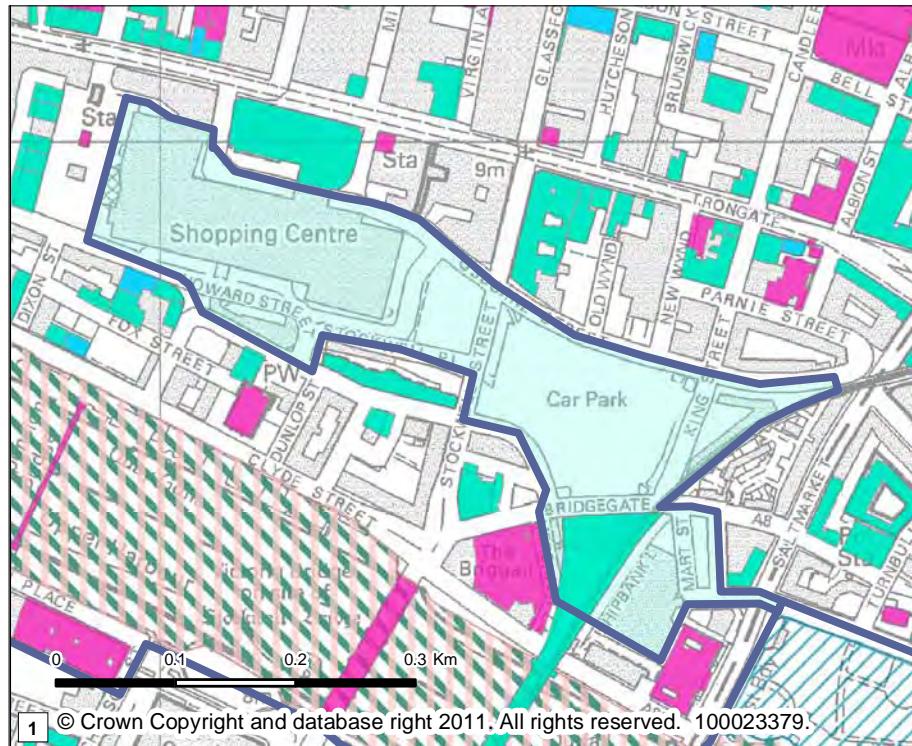
Areas Considered But Not Included In Glasgow Central Conservation Area

Considered Area 1:
St Enoch Centre (see also Broomielaw, St Enoch & River Clyde Character Area)

Although the St Enoch Centre and surrounding surface car parks occupy a large site in the historic heart of the city, they do not currently make a positive contribution to the character, layout, townscape or landscaping of the Central Conservation Area.

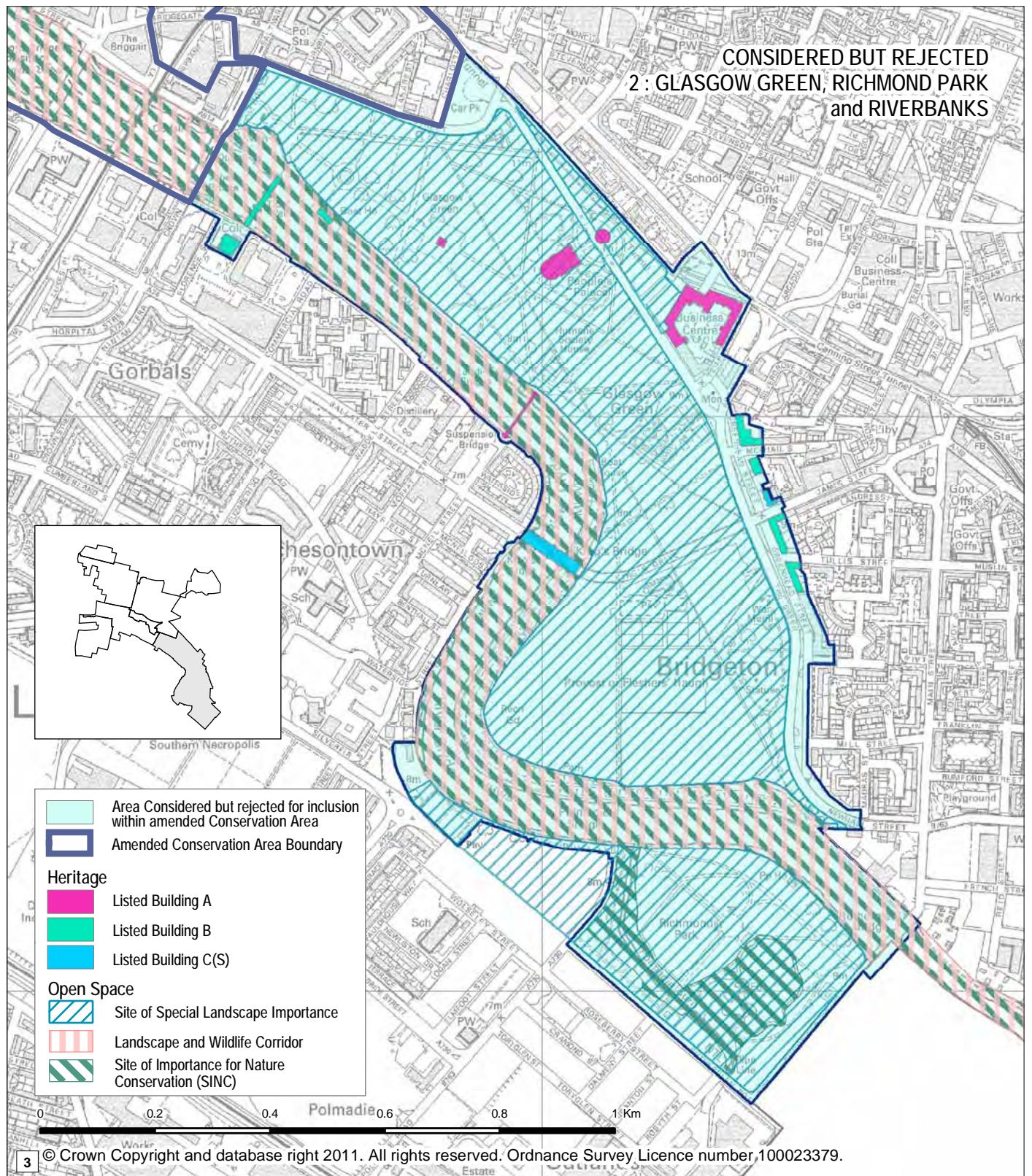
There are no listed buildings or scheduled monuments standing wholly within the considered area (the end of the B-listed St Enoch Railway Bridge and Viaduct occupy a small triangle of land in the south-eastern corner of the area).

In view of the size of the area and its lack of historic features it is recommended that the area continue to remain outside the Glasgow Central Conservation Area. However, development proposals within the area have the potential to impact on the surrounding Conservation Area. The Council will seek to promote the highest quality of design here in line with the adopted City Plan 2 Policy DES1, respecting context, setting, local townscape and landscape character as it relates to the Glasgow Central Conservation Area.



1. Map of Considered Area 1: St Enoch Centre (rejected for inclusion in Glasgow Central Conservation Area).
2. View south across car park to the Merchants' House Steeple from Osborne Street (Considered Area 1).
3. Map of Considered Area 2: Glasgow Green, Richmond Park & Riverbanks (rejected for inclusion in Glasgow Central Conservation Area).

**CONSIDERED BUT REJECTED
2 : GLASGOW GREEN, RICHMOND PARK
and RIVERBANKS**



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Conservation Area Boundary

Considered Area 2:

Glasgow Green, Richmond Park and Clyde Riverbanks

Considered Area 2 takes in Glasgow Green and Monteith Row, Richmond Park, and the south bank of the River Clyde. Options considered for this area included its incorporation within the Glasgow Central Conservation Area, the designation of a separate Glasgow Green, Richmond Park & Clyde Riverbanks Conservation Area, and designation of individual parts of the area (e.g. Glasgow Green alone, Richmond Park alone).

Glasgow Green's history is remarkable and well documented. The park is cherished by Glasgow residents, visitors and tourists alike, drawn not only to the People's Palace, but also to the monuments, the valuable green space and fresh air alongside the historic River Clyde, to the events space and to the attractive range of recreational facilities.

For a small public park, Richmond Park is a well-contrived, late-Victorian creation, still retaining much of its 19th-century character and planting. It is connected visually and physically with Glasgow Green, and it forms the southern end of a corridor of green space extending from the Saltmarket across Glasgow Green and Flesher's Haugh (part of the Green) and across the river to Oatlands. Both parks are linked by Polmadie Bridge and Shawfield Drive/Rutherglen Road Bridge.

The historical, cultural and design significance of the area was assessed in the Draft Glasgow Central Conservation Area Appraisal (2010). From this assessment it is clear that the area, in particular Glasgow Green, is of high interest, certainly meriting consideration for Conservation Area status.

Whilst there are strong and ancient historical links between Considered Area 2 and Glasgow Central Conservation Area, its open green space character and the conservation issues facing it are very different. As a result the 2010 Draft recommended that consideration is given to designation of a separate Glasgow



Green, Richmond Park & Clyde Riverbanks Conservation Area. Further assessment and consultation is required to establish the exact boundaries of the potential new Conservation Area.

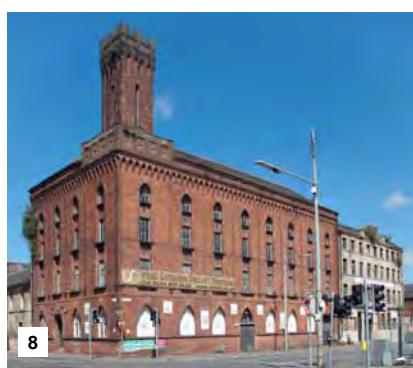
Considered Area 3: Tradeston

Considered Area 3 comprises the surviving grid-plan layout of Tradeston. Options considered in the Draft Glasgow Central Conservation Area Appraisal (2010) for this area included its incorporation within the Glasgow Central Conservation Area, the potential designation of a separate Tradeston Conservation Area, and the continuation of its current non-designated status.

Tradeston retains some fine late 19th-century warehouses and engineering works on its earlier grid-plan of streets. However, significant sections of historic buildings have been lost. Some sites have been redeveloped at different times in varying ways, but many remain empty gap sites. There is no cohesive architectural character, a palette of mainly poor quality materials, and a random range of building heights. As a consequence the area has a very fragmentary character. The infilling of the Kingston Dock and recent removal of the quayside sheds has ostensibly removed the last historic connections between the area and the River Clyde.

Whilst there are a few unlisted buildings of merit (including the post-modern warehousing on Centre Street by Elder & Cannon), the loss of context and generally poor quality of replacement warehousing leaves little that would benefit from inclusion within a Conservation Area. The individual protection provided by inclusion on the Statutory List is considered sufficient for the remaining historic buildings.

The current fragmentary state of the area weighs against inclusion within Glasgow Central Conservation Area or the designation of a separate Tradeston Conservation Area. Although Conservation Area status is not proposed at this time, the survival of most of the grid-plan layout and some key historic buildings provides the potential for regeneration of an interesting city quarter into a Conservation Area of the future under the Tradeston Masterplan. The scale, massing and design quality of new development in Tradeston should



respect the setting of the adjacent Central Conservation Area and historic Clyde waterfront.

1. The terracotta Doulton Fountain & William Leiper's former Templeton's Carpet Factory (now Business Centre), both of 1888 (Considered Area 2).
2. The Boating Pavilion at Richmond Park (Considered Area 2).
3. The People's Palace, Glasgow Green, 1893-8, designed by A B McDonald (Considered Area 2).
4. Pipe Bridge & Weir, 1949, by Ransome & Napier (Considered Area 2).
5. Map of Considered Area 3: Tradeston (rejected for inclusion in Glasgow Central Conservation Area).
6. West Street looking north: much of the original building line of the east side of the street is now missing (Considered Area 3).
7. 123 West Street, an unlisted school of 1936 (Considered Area 3).
8. Paint warehouses of 1888 (right) and 1900 (left) at 104-118 Tradeston Street, both listed at category B (Considered Area 3).

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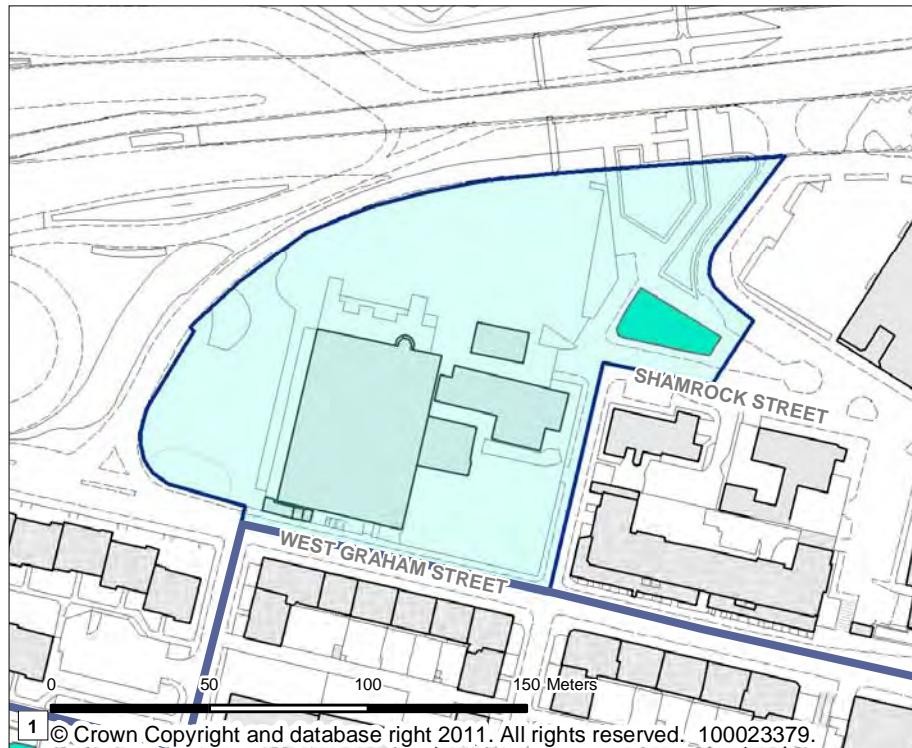
Considered Area 4:

Stow College (see also *Garnethill Character Area*)

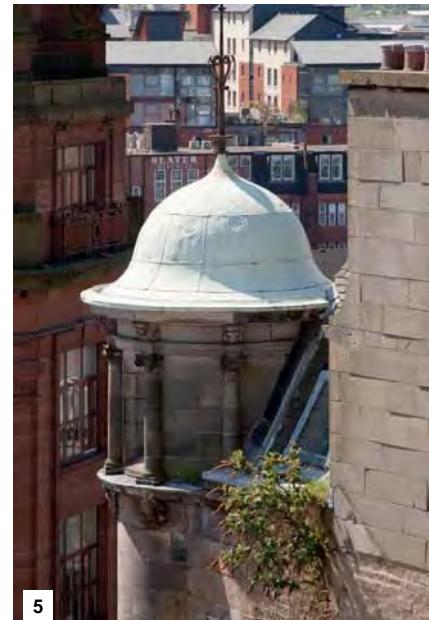
Considered Area 4 takes in Stow College of Engineering and its grounds, and the Edwardian Baroque former Savings Bank at 101–103 New City Road.

Stow College (unlisted) is a landmark on the approach to the city from the M8. However, it stands in its own discrete green context, and has no particular relationship in terms of design, materials or planning to the surrounding Garnethill streets and buildings. The former Savings Bank (listed category B) is positioned on a remaining fragment of the historic street plan, but it is now disconnected from the Central Conservation Area by subsequent development.

Taking into account the lack of continuity with the Central Conservation Area the Draft Glasgow Central Conservation Area Appraisal (2010) recommended that the boundary be retained as it is in this location.



KEY CHALLENGES



Key Challenges

Like many dynamic city centre conservation areas, Glasgow Central Conservation Area is changing all the time. Whilst many changes, such as repair and reuse of historic buildings or sensitive redevelopment, can have a beneficial impact, others have the potential to damage the character and appearance of the area. The paragraphs below outline the most significant challenges to the special architectural and historic interest of Glasgow Central Conservation Area.

Poor condition of some historic buildings and open spaces through lack of repair and maintenance

The character and appearance of the Conservation Area is greatly enhanced when buildings and open spaces are maintained properly. Unfortunately many buildings do not fall into this category. One of the most common problems is the long-standing growth of vegetation from gutters, parapets etc. Another problem relates to leaking gutters and downpipes allowing water to damage stonework. In addition stonework

is often poorly maintained, with evidence of patch cement render repairs, linestone or inappropriate application of paint. Lack of maintenance to windows, roofs, chimneys and ironwork is also evident.

Whilst many public and private open spaces are well maintained and in good condition, a number of key sites are in need of repair and enhanced maintenance.

Loss of original architectural details

Original architectural detail makes a defining contribution to the character and appearance of any Conservation Area. Retention and repair is therefore an important aspect of the preservation and enhancement of an area. By contrast the incremental removal of traditional features such as windows, shopfronts, metal work, chimneys and roof coverings contributes to the erosion of the special character of the Conservation Area. The introduction of new and incongruous forms, such as flat roofs in an area of pitched or panted roofs, or the addition of badly sited service equipment/

housing, cabling, pipework and flues, can also be damaging.

Use of inappropriate materials

The use of materials in any Conservation Area is another important element of its character and appearance. The use of traditional materials provides a cohesive effect across the Conservation Area. Where these are replaced with modern materials and/or detailing there will normally be a loss

1. Map showing Considered Area 4: Stow College (rejected for inclusion in Glasgow Central Conservation Area).
2. Red brick Stow College of 1928–32 from the north-east (Considered Area 4).
3. Former Savings Bank and tenements of 1906 on gashet site at New City Road (Considered Area 4).
4. The former Elgin Place Congregational Church, destroyed by fire and demolished in 2004. The site remains vacant, 2012.
© Crown copyright: RCAHMS (Ref. SC945440). Licensor: www.rcahms.gov.uk.
5. Lack of maintenance: uncontrolled vegetation and blocked rhones/gutters have the potential to cause water ingress and damage to the stonework and internal timber or plasterwork.



of character. Inappropriate materials and detailing often stand out from traditional materials by virtue of their uniformity of surface, profile and patina, and their comparatively poor long-term weathering appearance. Common examples include: the replacement of original timber windows with modern plastic substitutes that lack

the subtle detailing and variety of character of 19th-century timber sash and case windows; the use of cement roofing tiles; the replacement of cast-iron rainwater goods with plastic or zinc; the use of zinc or other metal panels on elevations; cladding using thin stone panels.

Energy efficiency

The reduction of CO₂ emissions and improvement in energy efficiency of traditional buildings without damage to their character is a significant challenge.

Loss of original buildings

The combination of both listed and unlisted buildings and their relationships with the spaces they create (i.e. streets, lanes, wynds, courtyards and open spaces) establish the Central Conservation Area's distinctive townscape and built form. There has been a loss of some of these constituent elements over time, and in many cases lack of maintenance by owners was a contributory factor. The principal challenge is to identify and tackle cases of neglect or vandalism at an early stage before they represent a threat to the structural integrity with the potential for loss of the building.

Vacant sites & surface car parking

There are a number of vacant sites and surface car parks within the Central Conservation Area. A concentration of these sites can be found in the area between Albion Street, High Street, Ingram Street and George Street, in York Street, and also between Candleriggs, Trongate, Wilson Street and Brunswick Street. While they remain undeveloped, hoardings, structural supports, poor fencing and unmade surfacing detract from the cohesive nature of the urban form and have a negative impact on the character and appearance of the Conservation Area. Landscape planting in some car parks is not always maintained or executed to a high standard.

Vacant buildings and upper floors

The conservation of historic buildings often relies on their continued use, either in their original use or in a sympathetic new use. Where buildings fall out of use it is often difficult to achieve continued regular maintenance and they are more prone to vandalism, theft of architectural features and fire.

Similarly the vacancy of the upper floors



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of shop units can contribute to a lack of maintenance and run-down appearance. In the interests of environmental sustainability it is also desirable to make the best possible use of existing buildings.

Whilst significant progress has been made in encouraging continued and new uses for historic buildings throughout the Conservation Area, a number are partially or wholly vacant and vulnerable to damage.

Façade retentions

The character and authenticity of the Conservation Area is enhanced by the retention of complete historic buildings. While there is a general presumption that older property should be refurbished and re-used, in some exceptional cases it has been proved that the whole building cannot be saved. In such cases façade retention has been considered as a last resort with its re-use as part of a development behind it. There are notable examples in parts of the Conservation Area, such as in Oswald Street, York Street, James Watt Street and Fox Street. Whilst façades may be of architectural or historic interest in themselves, they often make a significant

contribution to a group of buildings or to the broader townscape.

Inappropriate and unsympathetic alterations to existing buildings

Some buildings have been altered unsympathetically, primarily with roof extensions that do not respect the scale, design and character of original buildings.

Inappropriate shop frontages, and associated signs and advertisements

Many shop frontages do not respect either the original character of the buildings within which they are situated or the surrounding Central Conservation Area. Taken together with unsympathetic advertising, such as internally illuminated fascia box signs and projecting box signs, banners and 'A-boards', such works detract from the special character of the Conservation Area. Saltmarket, Trongate, Howard Street and Argyle Street are examples of street frontages where such issues arise.

Accessibility

There are many buildings from which

services are provided to the public that have poor access arrangements, creating unnecessary barriers to potential users, including people with disabilities and parents with pushchairs/buggies. Similarly there are parts of the public realm that are difficult for some users to access. There is a widespread need for carefully designed access improvements, taking into account the needs of users and the historic or architectural interest of the building and its context.

1. Previous painting of the stonework with inappropriate impervious paint has exacerbated maintenance problems.
2. A gap site filled with car parking and advertisement hoardings that disrupt the cohesion of the built form of this street in the heart of the Conservation Area.
3. Façade retention in James Watt Street: the rear site remains undeveloped long after the demolition of the remainder of the historic building.
4. A disproportionately large roof extension out of character with this former church.
5. Poor shopfronts with oversized fascias, unsympathetic materials and inconsistent detailing detract from the unity and architectural splendour of this Alexander Thomson building.



Modern fixtures to buildings

Modern fixtures to buildings, such as balanced flues, gas pipes, burglar alarms, CCTV cameras etc., can be detrimental to the fabric and detailing of individual buildings. Cumulatively such fixtures can be damaging to the character of the Conservation Area.

Plant, Ducts and Other Fixings

There are pressures on the historic fabric in relation to the siting of plant. This can often be at roof top level or attached to walls in rear lanes, such as ventilation condenser units. Ducts (for the dispersal of cooking fumes) and other fixings can also be problematic. Careful consideration requires to be given to the impact of any proposal.

Telecommunications installations

The area is subjected to particular pressures in relation to the siting of telecommunications equipment including antennae and associated equipment cabins. These can be visually intrusive and detract from the townscape character of the area.

Loss of street cohesion

Some streets have lost their cohesion through the unsuccessful integration of modern interventions within the Conservation Area with regard to scale, design, style and materials and the redevelopment of substantial portions of entire street blocks to create large open commercial floor spaces. This has resulted in buildings that ignore topography and disrupt unified areas.

Tall buildings

Tall buildings have the potential to block important views in, out or across the Conservation Area, to obscure the skyline profile of key buildings, or to introduce an incongruous element in an area of otherwise consistent roofscape character. For the future development of tall buildings it is necessary to identify sites and designs that protect the interest of the city's Conservation Areas, maintain strategic views of established landmarks and make a positive contribution to the skyline.

Public realm

The quality and upkeep of the public realm within the Conservation Area is of particular importance to both commercial interests and residents and presents an image of the City Centre to visitors. The principal areas of concern relate to: the quality of paving surfaces; the prevention of damage by utilities and other contractors; the design and location of street furniture; street lighting, particularly where attached to buildings; proliferation of street signs; the maintenance of amenity spaces, street furniture and landscaping including trees; and the clutter created by moveable objects such as wheelie bins, A-boards etc. In some places early or original setted surfaces have been overlaid with asphalt. The Necropolis, George Square, Blythswood Square and parts of the River Clyde frontage are key spaces in particular need of improvement.

Advertising within the public realm

The introduction of advertising other than on traditional shop frontages and commercial premises can cumulatively contribute to clutter within the Conservation Area and detract from its character. The proliferation



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of advertising on bins, bus shelters, telephone boxes and other items of street furniture can be harmful to the quality of the townscape and detrimental to the setting of the many listed buildings within the area. In addition large outdoor advertising displays such as hoardings can detract from the character of the Conservation Area.

Street signage

The size and number of traffic and street signs results in visual clutter in places. Some signage is badly located, producing a detrimental effect on views of buildings or architectural features.

Back lanes, wynds and courtyards

The lack of maintenance of rear boundary walls and dilapidation, covering or replacement of original setted surfacing in back lanes diminishes the historic character of the Conservation Area.

Graffiti

There is evidence of this throughout the area (e.g. Custom House Quay Gardens riverside walling), but it is the stone built

buildings that are most affected due to the permeability of this natural material. Regularly targeted buildings suffer repeated cleaning to remove the offending graffiti. In many cases the stonework has been irreparably damaged either by the graffiti or by the inappropriate method of cleaning.

Financial constraints

It is recognised that the global economic situation and financial constraints across both the public and private sector will impact on the resources available for preservation and enhancement of the historic environment. The planning of priorities and identification of funding and other resources to maximise the benefits to the Conservation Area is a key recommendation of this appraisal (see below).

1. Unsightly ducting and large air-conditioning and ventilation units attached to lane buildings.
2. Poor-quality textured poured concrete pavement in the heart of the Business District.
3. A large road sign, poorly located in relation to the fine 1830s townhouse behind.
4. A setted back lane in the Business District, badly patched following utility works and poorly maintained.
5. The River Clyde waterfront at Clyde Street: the heavy traffic, graffiti and a poorly designed, lit and maintained public realm detracts from the amenity of this key part of the Conservation Area. The Clyde Street waterfront has the potential to become a significant asset to the City's public realm.

PRESERVATION & ENHANCEMENT



Introduction

Detailed analysis of the area's character and the challenges facing it has highlighted opportunities for its preservation and enhancement.

The Central Conservation Area is large and complex with a wide variety of people and agencies, including the City Council, sharing responsibility for its care and maintenance. The City Council has a statutory duty to protect and enhance the historic environment and will, within the resources available, strive to ensure that all initiatives and projects in the area take cognisance of the opportunities to provide enhancement as identified below.

Management Planning

The Conservation Area would benefit from an overall management plan to assist in the prioritisation and co-ordination of preservation and enhancement actions and resources. The management plan should seek to maximise the effect of available resources in the Conservation Area by:

- Identifying potential funding and other resources;
- Prioritising projects and other actions;
- Identifying management issues and any problems with control of works in the Conservation Area and seeking to resolve them;
- Encouraging different parts of the Council and other organisations, groups and individuals to work together on priorities;
- Ensuring that appropriate information

and advice about practical conservation and planning issues is readily available;

- Identifying means of promoting awareness of the interest and importance of the Conservation Area through education, interpretation, activities and events.

Some critical sites and areas, such as the Cathedral and environs, George Square, Merchant City, Blythswood Square, and the Clyde Riverbanks merit their own individual conservation plans to ensure that their historic and cultural significance is properly understood, considered and protected.

Involvement of owners, stakeholders and partner organisations in the development of plans is essential, particularly where there are complicated, or even conflicting, interests in the site.



Opportunities for Preservation and Enhancement

The following section is divided into general opportunities applicable throughout the Conservation Area and specific opportunities that are particularly relevant to character areas or individual sites. The general opportunities are grouped by topic.

GENERAL CONSERVATION AREA-WIDE OPPORTUNITIES

General strategic management opportunities

GEN 1: Proactive heritage-led management of the conservation area

Proactive management of the Townscape Heritage Initiative (THI) Area in the Merchant City has provided significant benefits not just to the built heritage, but also in terms of urban and economic regeneration, quality of life and environmental enhancement. Whilst it may not be possible to secure similar levels of partnership funding in other parts of the Conservation Area in the future, it may be possible to spread the other

successful aspects and lessons learnt from the THI beyond the initial boundary of the scheme.

GEN 2: Improved access, interpretation, education and community engagement

Where enhancement projects are being planned, carefully designed inclusive access provisions in line with City Plan 2 development guide DG/DES 3 (A8) are a priority. To ensure that access is properly considered, Access Statements may be required to support development applications (see City Plan 2, Policy DES 1).

It is also important to consider ways in which interpretation and the educational benefits of the site can be maximised as a learning, teaching and participation resource for all sectors of the community.

Engagement with the local community is essential in fostering a sense of ownership and responsibility for the historic environment. The City Council will continue to encourage local involvement through liaison with local and community groups, amenity/heritage groups and stakeholders

in issues affecting the historic environment.

GEN 3: Improved traffic management

Measures to resolve issues such as the volume and speed of traffic and on-street car parking, along with an enhanced pedestrian network, would improve the character and appearance of the Conservation Area, provided these measures did not introduce additional signage and clutter.

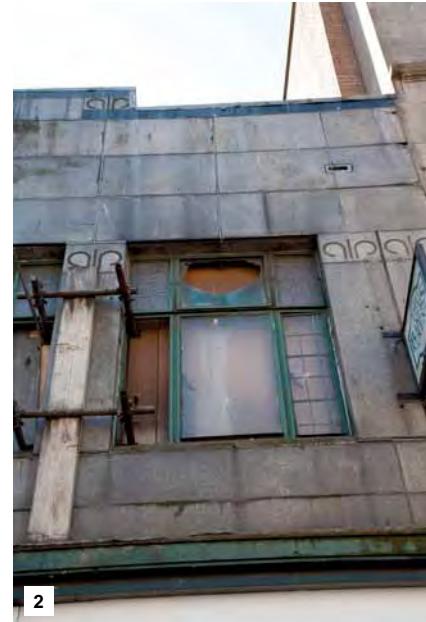
Strategic traffic management issues will be addressed as part of the City's new Traffic Management Plan and local issues considered in the planning of public realm works (see also GEN 17).

General historic building/monument/open space repair and maintenance opportunities

GEN 4: Provision of information and advice to owners and occupiers

To promote the preservation and enhancement of the Central Conservation Area the City Council will prepare and distribute information leaflets explaining the benefits, responsibilities and implications of living in a Conservation Area and/or listed building. Details of the availability of grants will also be included. In addition specific guidance for residents/owners wishing to carry out repairs and alterations to their property and for the management of trees and green space will be prepared. Information will be made available on the Council's website and in the local press.

1. The rear of Trongate 103, a recently repaired and refurbished warehouse, now in use as an arts resource.
2. Repair of this 19th-century tenemented factory in Virginia Street is a key element of a scheme to regenerate Virginia Court by creating a boutique shopping and leisure venue.
3. Inclusive access arrangements at the City Chambers, George Square, designed for minimal impact on the character of the category A-listed building: gently ramped access with visibility strips; handrails; power-operated doors; assistance intercom; clear signage.
4. Stone erosion exacerbated by lack of regular maintenance to remove plant growth.



Relevant contacts and information are listed in the Further Information section of this Appraisal (see page 155).

GEN 5: Increased maintenance

The best means of preserving the character and appearance of any area is through the routine maintenance of buildings and green infrastructure such as trees and open spaces. Roofs, chimneys, windows, doors, guttering, stonework, paintwork, wall finishes, entrance steps, gardens and boundary treatments both front and rear all need regular attention to prolong their life, secure the future of the building and enhance its setting. Regular, coordinated maintenance programmes can help reduce costs in the long term. Similar considerations apply to the management and upkeep of private gardens and other private and public open spaces.

Through the proposed Management Plan, it may be possible to organise awareness initiatives, such as a 'maintenance week'.

Historic Scotland's free [Inform Guide](#) series provides useful information on maintenance issues for various elements of historic buildings.

GEN 5: Improved energy efficiency

It is normally possible to improve the energy efficiency of traditional buildings without damage to their character. The following guides are useful sources of advice:

- Historic Scotland, [Inform Guide: Energy Efficiency in Traditional Homes](#) (2008).
- Changeworks, [Energy Heritage: A Guide to Improving Energy Efficiency in Traditional and Historic Homes](#) (2008).

Where measures will affect the character of a listed building or unlisted building in a Conservation Area, planning permission and/or listed building consent may be required.

GEN 6: Repair of listed and unlisted buildings

There are a number of listed and unlisted buildings that by their repair would contribute to the enhancement of the Conservation Area. There are particular concentrations of such buildings on Trongate, in Oswald Street, the southern edge of St Enoch Square, Wilson Street and the eastern

end of Argyle Street. See also the list of properties on the Buildings At Risk Register (www.buildingsatrisk.org.uk) for further specific buildings.

The Council's Buildings at Risk Strategy aims to assess the condition of the City's listed buildings and to prioritise action to protect the special interest of those buildings in most need. The latest survey was completed in Summer 2009.

Where the preservation of a listed building is threatened by lack of maintenance and repair, the Council may serve notice on the owners of a property to instigate necessary repair work under the terms of sections 43-49 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997. In exceptional circumstances, this may lead to the Compulsory Purchase of a property. Where such buildings are in predominantly residential use, a Section 30 Works Notice under the terms of the Housing (Scotland) Act 2006 can be served.

Historic Environment (Amendment) (Scotland) Act 2011 enables expenses for urgent works incurred by Glasgow City Council on a listed building to be recovered



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from the current or future owners of the building by registering a charge against the property.

GEN 7: Promotion of use of vacant buildings and upper floors

Vacancy, or partial vacancy, often contributes to the poor condition of buildings in the Conservation Area. Regular action is required to monitor building vacancy and where necessary to take measures to prevent deterioration of the building's condition. For the purposes of sustainable development it is also desirable to maximise the use of under-used buildings, for example the upper floors above shops. Measures undertaken by the Merchant City Initiative (now concluded) to identify

and monitor vacant buildings and promote refurbishment and re-use could usefully be expanded to cover the whole Central Conservation Area.

GEN 8: Presumption in favour of retaining listed buildings and unlisted buildings of townscape interest/merit that make a positive contribution to the character of the conservation area

In order to preserve the character of the Conservation Area there is a presumption in favour of the retention of all listed buildings, unless it can be demonstrated that the building is incapable of economically viable repair.

Similarly there is a presumption in favour

of retaining unlisted buildings of townscape interest that make a positive contribution to the Conservation Area.

Policy DES 3 of City Plan 2 sets out the Council's policy in relation to the demolition of listed buildings and unlisted buildings in the Conservation Area.

In most cases the repair and re-use of existing buildings will contribute to the sustainability of a development through the need for less waste and energy (including the production, transport and working of raw materials) than demolition/replacement.

GEN 9: Speedy removal of graffiti

Graffiti is particularly damaging to stone walls. Owners of buildings are encouraged to put in place preventative measures to discourage such vandalism and obtain the correct advice about its removal when it occurs. City Plan 2 Development Guide DG/DES 3 (A1) sets out the detailed context for such work.

The Council's website and Historic Scotland's [Inform Guide: Graffiti & its Safe Removal](#) also provide useful information on this issue.

GEN 10: Protection of scheduled monuments and archaeological sites

There is currently one Scheduled Monument within the proposed boundary of the Conservation Area: Glasgow Cathedral,

1. Classical block of circa 1800 in Glassford Street, unlisted and included on the Buildings At Risk Register. Repair and refurbishment would bring significant benefits to the Conservation Area.
2. Vacant upper floor contributing to the rundown appearance of the building.
3. In the foreground, the Britannia Panopticon Music Hall, Trongate, 1857, by Gildard & MacFarlane, where Stan Laurel first performed in 1906, and to its left the red sandstone 103 Trongate, a former warehouse of 1899-1902 by John McKissack & Son. Both buildings have recently been repaired and new uses found. Paint has been removed from the stonework of the Britannia Music Hall and more sympathetic shopfronts installed. Natural stone surfaces surround the block on the pavement and in New Wynd.



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Precinct and Graveyard. Development proposals will be required to retain, protect, preserve and enhance the City's Scheduled Monuments (City Plan 2, Policy ENV 13).

The City of Glasgow Sites & Monuments Record (SMR) contains records for all known archaeological sites, finds, fieldwork and research within the proposed Conservation Area boundary. The SMR is maintained by the West of Scotland Archaeology Service (WOSAS) for the City Council. The Council will seek to retain, protect, preserve and enhance the City's archaeological heritage, including any future discoveries. Policy ENV 14 of City Plan 2 sets out the procedures for developments affecting sites of archaeological significance or cases where archaeological remains are discovered after a development has started.

General sensitive alteration opportunities

GEN 11: Promotion of sensitive alterations

The Council encourages the sensitive alteration and extension of listed buildings, where this will not harm their special interest, and of unlisted buildings where

the proposals preserve and enhance the character and appearance of the Conservation Area. Policy DES 3 of City Plan 2 and the accompanying development guide DG/DES 3 provide the context in which all applications for alterations to listed and unlisted buildings in the Conservation Area will be assessed.

Where work appears to be unauthorised, the Council has statutory powers to investigate alleged breaches of planning control (including listed building consent) and any attached conditions. New powers under the Historic Environment (Amendment) (Scotland) Act 2011 allow for stop notices and temporary stop notices in respect of specific works and fixed penalty notices for breaches of enforcement notices. The Council may take formal action where a satisfactory outcome cannot be achieved by negotiation and it is in the public interest to do so. For further information on enforcement of planning controls, please see the Council's [website](#) and click on the following links:

Business / Planning & Development / Development Management / Enforcement.

GEN 12: Control of minor works

Minor works such as the removal of chimneys and replacement of traditional windows, doors, and railings with modern styles and materials are evident and can have the cumulative effect of eroding the character of the Conservation Area. The construction of new buildings, new shopfronts, roof and other alterations also requires sympathetic treatment. The City Council is committed to the preservation of the area's unique character through the application of Design policies in City Plan 2. Article 4 Directions (see page 163) remove the permitted development rights for certain types of development within the Conservation Area.

The introduction of large and obtrusive ventilation ducts (serving commercial kitchens) on the rear elevations of buildings is a particular issue in the Conservation Area. In many cases the use of modern extraction and ventilation technology, including filters and small diameter ducts, can reduce the need for, or the impact of, external ducting. Wherever possible, and without damage to interior features, ducts should be routed internally through redundant chimney flues. The City Council will encourage the most discreet ventilation design available for each circumstance.

Common property rights and conditions, or terms of deeds, relating to maintenance and repair, may also apply (e.g. some deeds specify the painting of all the windows and doors of a tenement at the same time to avoid a hotch-potch effect). These are part of contract law, and not controlled or enforced by the planning authority.

GEN 13: Promotion of high-quality shopfront design

Unsympathetic shopfront designs have a detrimental effect on the architectural integrity of buildings in the Conservation Area. Streets such as the Saltmarket, Argyle Street, Oswald Street, Howard Street and Bell o'the Brae (High Street), Buccleuch Street, Cambridge Street, Dalhousie Street and Rose Street have clearly had common shopfront designs in the past which respected the tenement form, but unsightly



roller shutters, inappropriate shopfront alterations including the introduction of sub-fascias, and signage has eroded the character of such streets.

However in streets such as Buchanan Street and around Candleriggs a very high standard of shop frontage is consistently achieved and maintained. This high standard should be the benchmark for the rest of the area and the shopfront design policies will be applied consistently throughout the Conservation Area to prevent the erosion of historical detail, to encourage sympathetic materials and to promote quality.

City Plan 2 Policy DES 9 (Alterations to Shops and Other Commercial Buildings) and DES 8 (Signs & Advertising) are relevant to this issue. More detailed design guidance is available in development guides DG/DES 1, DG/DES 2 and DG/DES 3, which accompany City Plan 2.

General new development opportunities

GEN 14: Redevelopment of gap sites and temporary surface car parks

A number of gap sites detract from the character and cohesion of the Conservation Area. Some await commencement of agreed development schemes, others have yet to attract new uses.

Where gap sites and surface car parks are likely to be in place for significant periods, such as Ingram Street car park and the peripheral car parks in Charlotte Street and King Street/St Enoch Centre, encouragement will be given to enhancing their appearance and maintenance.

Specific sites are considered in more detail under the local preservation and enhancement opportunities below.

GEN 15: Promotion of sympathetic, high-quality, new development

Sympathetic contemporary forms of redevelopment should be sought for gap and vacant sites, taking particular account

of local context, views, townscape, setting, scale, massing, materials and detail. In some cases, where the site is part of an overall architectural scheme, it may be appropriate to reinstate the original design.

City Plan 2 Policies DES 1, DES 2 and DES 3 and the accompanying development guides DG/DES 3, DG/DES 5 and DG/DES 6 provide further information. The City Council will prepare design briefs for

1. The rear of the Briggait (141 Bridgegate) facing Clyde Street. The old fishmarket, which was almost demolished in 1980, was repaired and sensitively altered by Nicoll Russell Studios in 2010 to enable new uses for the WASPS Artists' Studios.
2. Shopfronts in Osborne Street, carefully reinstated to their original form in 2011 by CDP Architects using historic photographs of the Glasgow Infant Milk Depot in the Mitchell Library. Previous ugly alterations had disfigured the original elegant design. The refurbishment was supported by the Merchant City Townscape Heritage Initiative.
3. The Clavus Building, Hill Street and Scott Street, 2003, by Elder & Cannon Architects for St Aloysius School. High-quality new development in contemporary form and materials, but respecting the scale, massing, street pattern, density and grain of its urban context on Garnethill.



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particularly large or sensitive sites.

Historic Scotland's 2011 publication [New Design in Historic Settings](#) is also of relevance.

GEN 16: Sensitive siting of new tall buildings

Glasgow Central Conservation Area is particularly sensitive to the dominant built form represented by tall buildings. In practice this means that the historic character and qualities of the Conservation Area, such as its roofscape and designed views, are susceptible to detriment by structures that dominate their broader context by scale, massing or height. The Council will seek to ensure that development proposals for tall buildings meet the Design Policies set out in City Plan 2 (Policies DES 1, DES 3 and DES 11) and accompanying development guides (DG/DES 3 and DG/DES 5). Whilst the development of tall buildings is not specifically excluded from Glasgow Central Conservation Area, it is more likely that the DES 11 policy criteria will be met outside the Conservation Area boundary.

General public realm opportunities

GEN 17: Continued programme of improving the public realm

Redevelopment works and repeated excavations by statutory undertakers have resulted in the gradual loss of traditional materials such as Caithness paving slabs, granite kerbs and whin/granite road setts and cobbles from the Conservation Area.

Due to recent investment in public realm works a number of streets have benefited greatly from the reintroduction of these materials, particularly in the Merchant City. Generally the introduction of high-quality public realm design and materials throughout would significantly improve the character, appearance and unity of the Conservation Area. Functional design and cost-effective maintenance over the long-term are also key considerations.

In some cases early or original setted road surfaces and stone pavements survive beneath later asphalt. Reclamation and reuse of covered setts is usually possible. It is desirable to reinstate the original surface where sufficient materials survive. If the original surface is only partial, the materials should be recorded in situ and salvaged for

use in other locations (rather than being destroyed).

There is a variety of existing styles and designs of street furniture, which are variable in design quality. While variety can add to the diversity of character in the Conservation Area there is a danger of visual clutter in important civic and street spaces where competing styles of furniture such as bins, seating, pedestrian barriers, planters etc. coexist. Future consideration of street furniture and waste storage should ensure that it is complementary to the character of the Conservation Area in design quality and its location and does not perpetuate clutter.

Where historic street furniture survives, such as the distinctive tardis-style police boxes, every effort should be made to retain and repair it. Similarly, public art and sculpture should be safeguarded where it contributes to the variety and interest of the streetscape.

New public art is encouraged in line with City Plan 2 Policy DES 6 (Public Realm & Lighting) and development guide DG/DES 7 (Public Realm & Public Art). The 'Chookie Burdies' (sculptures of chubby birds by



Shona Kinloch, placed on a number of lamp-posts) are unique to Garnethill and such selective introduction of distinctive pieces of street furniture and art work could reinforce a local sense of place and express civic pride.

Any street furniture with associated advertising attached such as bins, bus shelters, signposts etc. should be resisted in this area due to its likely adverse effect on the character and appearance of the Conservation Area.

Further improvement of the public realm is considered in City Plan 2 (Part 2, Sections 7.34–7.42), including Union Street, George Square and Blythswood Square. The Merchant City Action Plan 2007–2012 has also progressed the development of improvement schemes for Wilson Street, Nicholas Wynd, St. Enoch East, Virginia Street/Virginia Place, and Hutcheson Street, and design briefs for Saltmarket, St. Andrews Street, Glasgow Cross, Ingram Street, High Street, Bell Street (East), and St. Margaret's Place/Bridgegate. In addition, the 'Style Mile' - Glasgow's Business Improvement District (see www.glasgowstylemile.com) - involves significant investment in public realm and lighting

improvements around the core shopping area of Argyle, Buchanan and Sauchiehall Streets.

There is an ongoing need for regular monitoring, maintenance, and where necessary, repair, of the upgraded public realm projects.

The area would benefit from an overall public realm strategy to prioritise and co-ordinate preservation and enhancement actions in the public realm. Such a strategy could form part of a Conservation Area management plan, or stand alone as a separate document.

GEN 18: Upgrading of back lanes, wynds and courtyards

Pedestrian 'wynds', or routes, and courtyards are particular features of the older parts of the Merchant City. Vehicular lanes form a distinctive feature of the Business District & Blythswood Character Area.

Not all the Glasgow Central Conservation Area wynds, lanes and courtyards are 'adopted' by the Council for maintenance purposes. Narrow lanes in particular are used as the principal means for cleansing

uplift, service delivery to premises, pedestrian ways and for access to off street parking related to main street addresses. This can lead to conflict and affect the special character of the lanes.

1. GEN 16. Alexander 'Greek' Thomson's St Vincent Street Church of 1857-9. Whilst the original design of the Pinnacle Apartments (built as Heron House commercial offices in 1967-71 and converted to residential apartments in 2001) behind responds to the church to some degree and has some interest in its own right, the overwhelming scale of the 17-storey tower and its proximity to the church has a regrettable effect on views to, and the profile of, Thomson's masterpiece from a number of directions. The City Council's design policies seek sensitive siting of future tall buildings.
2. High-quality natural stone surfaces and stainless steel street furniture (signs, bollards etc.) being installed in Wilson Street in 2011.
3. The crumbling asphalt surface in West Regent Street reveals the old smooth granite sets favoured by Glasgow Corporation in the 19th century. Such sets can be recovered and cleaned for re-use.
4. Two of the 'Chookie Burdies' on top of a lamp-post. Designed by Shona Kinloch, they form distinctive elements of the Garnethill streetscape.
5. New public art in Hutcheson Street: Doug Cocker's 2010 Quatercentenary Monument to the Letter of the Guildry.
6. Upgraded natural granite paving surfaces, undertaken as part of the refurbishment and redevelopment of Virginia Court in 2009-10.

GLASGOW CENTRAL

conservation area appraisal



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The sense of enclosure of the lanes has also in part been lost by the demolition of boundary walls to allow for parking and the removal of the original granite setts. Some privately owned back lanes are setted and many are in a poor state of repair having been patch repaired over the years.

Upgrading of wynds, lanes and courtyards using traditional materials is encouraged. Policy DES 7 of City Plan 2 sets out measures for the protection and upgrading of lanes, wynds and courtyards in the City

Centre, with the aim of enhancing their appearance and improving permeability. At present the Council offers technical assistance for the upgrading of lanes, with costs having to be met from other sources including private owners.

GEN 19: Improvement of street lighting

It is important that street lighting fixtures complement the architectural and historical character of the area. In view of the variety of character areas within the Central

Conservation Area the design of all lighting fixtures will be assessed on their merits. Land and Environmental Services and Development & Regeneration Services must be satisfied that lighting proposals meet the Council's design standards with regard to light quality characteristics and enhance the historic environment.

GEN 20: Promotion of appropriate architectural lighting

The innovative and imaginative use of lighting is an important component in enhancing the distinctiveness and character of the Conservation Area. Opportunities for lighting, from functional street lighting, as well as amenity lighting and light associated with visual art, should be sought with a view to complement the already successful lighting installations put in place through Glasgow City Council's Lighting Strategy. A coordinated approach in the use of materials and fittings should be considered, taking account of the Council's commitments to creating safe and accessible public spaces whilst minimising light pollution and carbon footprint in the design and operation of lighting schemes.

More detailed information can be found in City Plan 2 Policy DES 6 and the accompanying Development Guide DG/DES 8 (Architectural Lighting).

GEN 21: Improved arrangements for storage of refuse

Businesses and residents are encouraged to arrange for careful storage of refuse off the public realm, footpaths and highways except immediately prior to organised collection times. New developments should incorporate appropriate provision for recycling, storage and collection of waste (see City Plan 2, Policies DES 2 and DES 12).

GEN 22: Reduction of street clutter

Some streets are cluttered with a profusion of traffic and other signs. Rationalisation of signs would enhance the appearance of the Conservation Area. Regular audits of street signage throughout the Conservation Area would be of benefit in identifying and minimising clutter.



General landscape and gardens opportunities

GEN 23: Protection of sites included in Historic Scotland's Inventory of Gardens and Designed Landscapes

The Necropolis is the only site within the Conservation Area that is included in the national Inventory of Gardens and Designed Landscapes in Scotland. Scottish Ministers' Policy, [SHEP 2009](#), gives guidance on the treatment of gardens and designed landscapes. It requires Planning Authorities to use appropriate conditions to protect and enhance sites in the Inventory. Planning authorities, prior to granting planning permission, are required to consult Scottish Ministers on 'development which may affect an historic garden or designed landscape' that is on the Inventory. City Plan 2, ENV 7 aims to maintain, protect and enhance landscapes of national landscape, cultural or nature conservation importance.

GEN 24: Protection of green space and the green network

Green infrastructure is important in terms of townscape and local amenity and can

have visual, ecological or biodiversity value. Historic gardens and open spaces, although not of national interest, nevertheless make an important contribution to local landscape character and form part of the area's cultural heritage.

City Plan 2 Policy DES 3 (Protecting and Enhancing the City's Historic Environment) sets out the City Council's commitment to ensure that new development proposals in the Conservation Area 'retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and retain trees which contribute positively to the historic character of the area.' City Plan 2, Policy ENV 1 also provides a strong presumption in favour of retaining all public and private formal or informal open space included on the Glasgow Open Space Map. Protection for sites of national, regional or local importance is afforded in accordance with Policies DEV 2 and 11 and ENV 7. Protection for trees and hedges is given under Policy ENV 8.

1. Imaginative architectural lighting at the Museum of Modern Art in Exchange Square.
2. Glasgow Central Conservation Area's only designed landscape included in the national Inventory: the Necropolis, laid out as a 'hygienic cemetery' in 1833 by the landscape gardener, David Mylne.
3. Aerial view of the Necropolis Inventory Designed Landscape and the Cathedral Burial Grounds, Precinct and Square, part of a green corridor with the University of Strathclyde gardens. © Crown copyright: RCAHMS (Ref. DP015601). Licensor: www.rcahms.gov.uk.

GEN 25: Enhancement of landscape and open spaces

The image of the city is influenced not only by its buildings but also by the public and private spaces between them, with a presumption in favour of retaining and improving these (City Plan 2, Part 4: DG/DES 3—5, DG/DES 7 and DG/ENV 1—4). Specific local improvement opportunities are identified in the relevant Character Areas below.

The area would benefit from an overall landscape management strategy to prioritise and co-ordinate preservation and enhancement actions affecting historic open spaces/designed landscapes. Such a strategy could form part of a Conservation Area management plan, or stand alone as a separate document. It should take account of the special requirements of historic open spaces/designed landscapes and of specialist training potential.

An audit of the species, age, location and condition of trees in the Conservation Area would assist historic landscape analysis and future strategic landscape management. Priority survey areas are the Necropolis, Cathedral burial grounds, Cathedral Square Gardens, Blythswood Square and Clyde Riverbanks.

Significant resources have been invested in ensuring that open spaces are safe and accessible, and in dealing with litter, graffiti and vandalism (see the 'Clean Glasgow' web pages: www.glasgow.gov.uk/en/Residents/CleanGlasgow/). The City Council will continue to pursue measures to this end, taking into consideration the historic landscape character.



LOCAL PRESERVATION AND ENHANCEMENT OPPORTUNITIES

Cathedral Character Area

LOC 1: Improvement of the poor condition of parts of the Necropolis

As a result of past under-investment and neglect, some monuments and mausolea are in a poor or dangerous condition. The historic landscape design of both spaces is deteriorating. The Victorian planting character and other historic elements of the Necropolis are aging, missing or have been unsympathetically modified. While some, good, modest interventions are undertaken here annually, (e.g. recent path upgrading), a significant number of challenges remain. Vandalism is also a major problem.

Glasgow City Council invests significant resources in maintenance and restoration work at the Necropolis, but further repair work and long-term maintenance is required. A Conservation Management Plan for the site was drafted by the City Council in consultation with Historic Scotland in 2010. The Plan notes ongoing repair to the site: between 2008 and 2010 over 200



headstones were reinstated by authorised contractors. Further phases have been identified for another 100 to be reinstated. The City Council hopes to identify one of the smaller mausolea for repair as a pilot project.

LOC 2: Improvement of the poor condition of the Cathedral North 'New' Burial Ground

This burial ground forms an important part of the green setting of Glasgow Cathedral and the Infirmary, but it is partly in use as a car park and showing signs of lack of maintenance. There are also concerns about protection of masonry elements and disturbance to historic gravestones by some trees, including seeded trees here.

LOC 3: Protection of the Cathedral spire as a landmark feature

The Cathedral spire has formed an important part of the city's skyline since the mid 15th century. New developments, even at considerable distance from the Cathedral, have the potential to block views to the spire or to obscure its profile on the skyline. City Plan 2 Policies DES 1 and



DES 3 (and accompanying development guides DG/DES 3 and DG/DES 5) set the future strategic context for ensuring the preservation of this key view.

LOC 4: Re-connection of the Castle Street and High Street area to surrounding districts

The High Street once formed an integral part of the historic core of the city, but intensive redevelopment from the mid 19th century, and construction of the 20th-century road network, has had an isolating effect. Improvements in urban integration have been made in recent years, for example through Strathclyde University's green network. However, further re-integration of the area through the promotion of high-quality pedestrian linkages, particularly to the Merchant City and southwards to Glasgow Green, would provide significant benefits to this part of the city.

LOC 5: Upgrading of the public realm in Cathedral Square Gardens

The design of Cathedral Square Gardens in the form of a Saltire aligned on key buildings is of interest. It also contains two pieces of

fine sculpture. The central containers and planting are somewhat incongruous; paths and street furniture are showing their age, however. The police box at the corner of the gardens would benefit from repair, replacement of its lamp and re-painting in its original colour.

LOC 6: Re-establishment of the historic building line on the High Street south of Rottenrow

Historically the High Street was densely developed with buildings lining the back edge of the pavements. 20th-century residential developments between Rottenrow and the tenements of Bell O'the Brae are set back and face away from the street, creating uncharacteristic 'soft' edges. If the 20th-century Ladywell scheme comes to be redeveloped in the future, it would be desirable to animate this section of the High Street with a mixture of uses and to re-establish the sense of enclosure of the street with frontages and building lines on both sides.

1. LOC 2. Car parking and poorly maintained surfacing at the New Burial Ground have a negative impact on the setting of the Cathedral. © Fiona Jamieson.
2. LOC 6. Once the busy core of the mediaeval town, this stretch of the High Street is now dominated by through traffic and lacks definition and animation.
3. LOC 5. Cathedral Square Gardens: whilst not in particularly bad condition, the design and finish of the public realm, dominated by large areas of asphalt and large timber planters, is not attractive and is unworthy of the garden's position adjacent to Glasgow's finest mediaeval building.
4. LOC 5. The Glasgow Police Boxes were designed by Gilbert MacKenzie Trench (1885-1979), who was Architect Surveyor to the Metropolitan Police in London. Each police box, constructed of concrete with a teak door and painted red, was intended to be a 'miniature police station'. The Cathedral Square box is now extremely rare, as one of only three in the City surviving in its original position.

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Merchant City Character Area

LOC 7: Maintaining and extending the benefits of the Merchant City Initiative in revitalising the area

The Merchant City Initiative ran from 2000-2011 as a grant funded programme with grants made for owners to undertake high quality repair, restoration and refurbishment of historic buildings, shopfronts and public realm works in parts of the Merchant City.

It is important that appropriate mechanisms are identified for consolidating the success of the Merchant City Initiative into the future.

LOC 8: Preservation of street pattern and focussed views to landmark structures

The arrangement of linear streets terminated by landmark buildings set in squares is a unique characteristic of the Merchant City. There is potential for damage to this characteristic through the construction of new developments that detract or distract from these street patterns and focussed views, either through inappropriate scale and building line in the foreground or by obscuring the skyline profile of the landmark from behind. City Plan 2 Policies DES 1 and DES 3 (and accompanying development guides DG/DES 3 and DG/DES 5) set the future strategic context for ensuring the preservation of the historic street pattern and key views.

LOC 9: Redevelopment of gap sites and surface car parks

Although this is a general issue throughout the Conservation Area, there are several large long-term gap sites and surface car parks in and around the Merchant City Character Area that are uncharacteristic of its dense urban development and are particularly damaging to its appearance. Major gap sites awaiting redevelopment within the Conservation Area include the blocks at Trongate/Hutcheson Street/Wilson Street/Candleriggs and George Street/Albion Street/Ingram Street/High Street. Further large surface car park sites outside the Conservation Area on the east side of the High Street (former site of Glasgow University's 17th-century



College Buildings and College Green) and at Osborne Street/King Street/Stockwell Street/Bridgegate also contribute to the loss of street cohesion. Smaller gap sites and car parks are evident throughout the area.

The Council will continue to work with owners and partner bodies to encourage the repair of urban fabric and cohesion in the Merchant City through the appropriate redevelopment of gap sites and surface car parks. City Plan 2 and site-specific development briefs will provide the planning context. Where redevelopment is not imminent, the Council will seek the provision of high-quality temporary landscaping and boundary treatments.

LOC 10: Refurbishment of George Square

The late Victorian layout of George Square has become confused and cluttered by later alterations, and the poor-quality tarmac surfacing detracts from the quality of the space. The square would benefit from traffic management measures, sensitive reconfiguration and upgraded public realm to a quality of design and materials appropriate to its significance at the civic

heart of Glasgow (see City Plan 2, Part 2, Section 7.39). A conservation plan is needed to identify the key historical components of the square and to ensure that their interest is recognised and maintained in any redevelopment proposals.

LOC 11: Reopening and upgrading of lanes and wynds

Through intensive redevelopment over the centuries many of the typical narrow lanes and wynds of the mediaeval Merchant City have been lost or closed to public access, restricting the north-south permeability of the area between Trongate/Argyll Street and the River Clyde. Where old closed routes survive, or new developments create the opportunity for reinstatement of routes, it is desirable to reopen and upgrade lanes or wynds. City Plan 2, Part 2, Section 7.35 seeks to ensure that development proposals provide for the reopening and upgrading of wynds in the Merchant City and Broomielaw.



Broomielaw, St Enoch & River Clyde Character Area

LOC 12: Protection of the function and character of the River Clyde

The character of the River Clyde is comprised of a number of special features including its historic infrastructure (bridges, steps, jetties, slipways, embankments, quayside surfaces and structures etc.), panoramic views, historic open space and natural heritage/biodiversity qualities. The historic pattern of development along the waterfront, with linear frontages to river-facing buildings and parallel paths or streets open on one side to the river, is also an important characteristic of the area.

City Plan 2 (Policy DES 5 and accompanying design guides DG/DES 5 and DG/DES 6) sets out a number of criteria that will be applied to development proposals in the River Clyde corridor to protect its character and function. Design Statements will need to assess the impact of developments on the waterfront through detailed townscape analysis, and account will be taken of the cumulative impact of new developments.

LOC 13: Repair and refurbishment of the Albert Bridge

The Albert Bridge is a major defining boundary feature of the Conservation Area at its south-east corner. Listed at Category A, it is the only substantial wrought-iron bridge in Scotland, built in 1868-71 to the designs of the engineers and architects, Bell & Miller. The external embellishments are of cast-iron. The square end piers have bronze profile medallions of Prince Albert and Queen Victoria, and the bracketed parapet with a pierced balustrade in cast-iron has the coat of arms of Glasgow at centre. Originally the ironwork was painted a rich green, '*studded with polished knobs and set off with lines of gilt*'. Although the Albert Bridge is structurally sound, the decorative elements are in need of repair and restoration.

LOC 14: Redevelopment of gap sites and surface car parks

As with the Merchant City Character Area, long-term gap sites and temporary surface car parks have a significant negative impact on the area. A priority is the redevelopment of the gap site at 60 and 72 James Watt

Street, sensitively incorporating the surviving category A-listed façades of the former warehouses.

The St Enoch Centre, adjacent surface car parks, King's Court and Shipbank Lane remain outside the proposed Conservation Area boundary, but developments at these sites have the potential to impact on the Conservation Area. The City Council will seek to promote the highest quality of design here in line with City Plan 2 Policy DES1, respecting context, setting, local townscape and landscape character as it relates to the Glasgow Central Conservation Area.

1. LOC 9. This large site has been derelict for a long period, blighting the appearance of the historic Trongate.
2. LOC 10. Large areas of low-quality red asphalt dominate the civic heart of the City in George Square.
3. LOC 12/GEN 6. Lauriston House, the magnificent centrepiece of the eastern terrace of Peter Nicholson's 1807 Carton Place, currently on the Buildings At Risk Register. Both sides of the River Clyde were designed as one-sided streets facing each other across the water.
4. LOC 13. Decorative elements of the Albert Bridge showing significant areas of rust. Some of the coping is missing, allowing water into the cast-iron parapets.
5. LOC 14. Part of the large and poorly finished surface car park at King Street/Bridgegate.



1



2

LOC 15: Upgrading of Custom House Quay Gardens, Clyde Riverbanks and Walkway

As a unifying urban element through the city, the Clyde Riverbanks and Walkway play a crucial role in the identity of the Conservation Area. Ongoing work is required to enhance the River Clyde's infrastructure, the riverbed and banks, river corridor, bridges, walkways and public realm. The recent Broomielaw and Clyde Place Quay public realm scheme, linked by the new Tradeston Pedestrian Bridge, is of high-quality design using natural materials. However the scheme put in place on the north side of the river east of George V Bridge in the 1970s is of poor quality and not well maintained. It is desirable to extend the recent works to create a continuous high quality public realm along the whole length of the waterfront in the Conservation Area, whilst retaining/repairing elements of historic interest. Green embankments and quay walls on both sides of the river are important structural and historic features that require maintenance and repair to prolong their useful life.

On the north bank of the River Clyde,

the pedestrian and dedicated cycle links between the waterfront and the Merchant City are fragmentary (mainly broken by the large surface car parks to the east of the St Enoch Centre and the volume and speed of traffic along Broomielaw/Clyde Street), as are the pedestrian routes along the waterfront (disjointed by traffic junctions at the ends of the vehicular bridges and the dark/unkempt undersides of the railway bridges). The spaces adjoining the river at the George V, Caledonia and Glasgow Bridges are particularly unattractive and 'unresolved'. These routes and spaces would merit strengthening and enhancement to reintegrate the waterfront with the City Centre and reinvigorate the use of this spectacular location.

Repair of the Albert Bridge is noted at LOC 14 above, but the other vehicular and rail bridges would also benefit from environmental improvements.



Business District & Blythswood Character Area

LOC 16: Redevelopment of gap sites

There are relatively few gap sites in this Character Area at the time of writing, but three are prominent: 240 Bath Street (site of demolished former Elgin Place Congregational Church); 216 Bath Street; and 221 Buchanan Street. Early redevelopment of these sites would be beneficial to the appearance of the Conservation Area.

LOC 17: Refurbishment of Blythswood Square

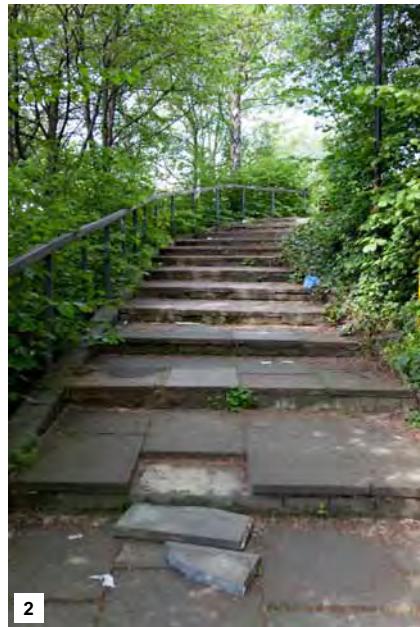
The historic character and quality of Blythswood Square has become eroded. Its condition fails to match up to its townscape and historical significance. Restoration of paths, gates and railings, repair of walling and upgrading of the surrounding public realm, informed by a conservation plan and further research into the layout and planting history, would be of significant benefit.



1. LOC 15. North bank of the River Clyde at Clyde Street: low-quality public realm and boundary with poorly maintained riverbank. © Fiona Jamieson.
2. LOC 15. Poor maintenance of the former quayside at Clyde Place detracts from the location with its panoramic views across the River Clyde.
3. LOC 16. A longstanding gap site in Jamaica Street, which interrupts the continuity of the building line and architectural rhythm of the street. © Fiona Jamieson.
4. LOC 16. The unified palace block at 202-218 Bath Street. In this instance, new development in the gap site at No. 216 should replicate the original frontage and roof profile to reinstate the unity of the palace block design.
5. LOC 17. Blythswood Square Gardens: low-quality public realm and maintenance in this prestigious location. The low boundary walls are missing their original iron railings and gates. © Fiona Jamieson.



1



2



3



4

Garnethill Character Area

LOC 18: Action to improve the condition of Garnethill Private Gardens

Many Garnethill communal tenement and private front gardens are run down or neglected. These diminish the area's landscape character and the setting of listed and other buildings. Restoration of original railing patterns and gates is desirable where these have been removed or replaced by unsympathetic walling or fencing.

LOC 19: Removal of poor-quality minor extensions

There is a proliferation of small but significant extensions to property in the area including enclosure of basement areas below external stairways, service housing on the roof of buildings and uncharacteristic porch extensions on the front elevations of semi-detached and terraced property. When the opportunity arises, encouragement will be given to the removal of these structures, which detract from the character of the buildings and the area generally.

LOC 20: Improvement of sites at Renfrew Street, Buccleuch Street and Dalhousie Lane

Improvement of several sites in the Character Area is desirable, including: the car park on the western side of the Fleming Building at the corner of Renfrew Street and Rose Street; the unmaintained corner of Garnethill Street and Buccleuch Street to the west of 78 Buccleuch Street; and the derelict site on the corner of Dalhousie Lane and Garnethill Street opposite 37-39 Garnethill Street.

LOC 21: Improvement of public realm at Dalhousie Steps and Renfrew Street to Buccleuch Street open space

Areas in particular need of environmental improvements include: Dalhousie Steps between Buccleuch Lane and West Graham Street; and the steps, footpath and walkway along the western side of the 'horseshoe' leading from Renfrew Street to Buccleuch Street.

LOC 22: Upgrading of Buccleuch and Dalhousie Lanes

Two of the Garnethill lanes are in poor condition and would benefit from upgrading: Buccleuch Lane from Rose Street to Garnethill Street; Dalhousie Lane from Scott Street to Garnethill Street.

LOC 23: Consideration of architectural lighting

Carefully designed architectural lighting could be considered for: St Andrew's Catholic Church, 202 Renfrew Street; the Synagogue at 29 Garnet Street; the Tenement House at 145 Buccleuch Street; and Garnethill Primary School, 221 Renfrew Street.

GRANTS

Repair Grants

Owners of historic buildings in Glasgow Central Conservation Area may get help with the cost of repairs from the Glasgow City Heritage Trust and Historic Scotland. Eligible works include:-

- repair or reinstatement of original architectural features such as windows, decorative work and railings.
- repair of structural elements including masonry, roofs and joinery.

For further information contact:

Glasgow City Heritage Trust
50 Bell Street
GLASGOW
G1 1LQ
t: 0141 552 1331
info@glasgowheritage.org.uk
www.glasgowheritage.org.uk

Information on alternative sources of funding can be obtained from the **Planning Service: City Design Group** (tel: 0141 287 8614).

CITY PLAN 2

Policies, Masterplans, Major Projects

The quality and character of Glasgow Central Conservation Area will be maintained through the implementation of policies contained within the adopted [Glasgow City Plan 2](#) (2009). The Development Policy Principles and the Design, Residential, Retail & Commercial Leisure and Environment Policies and accompanying development guides are of particular relevance.

A number of masterplans, major project proposals and other local initiatives are in place within the amended Glasgow Central Conservation Area boundary. These include:

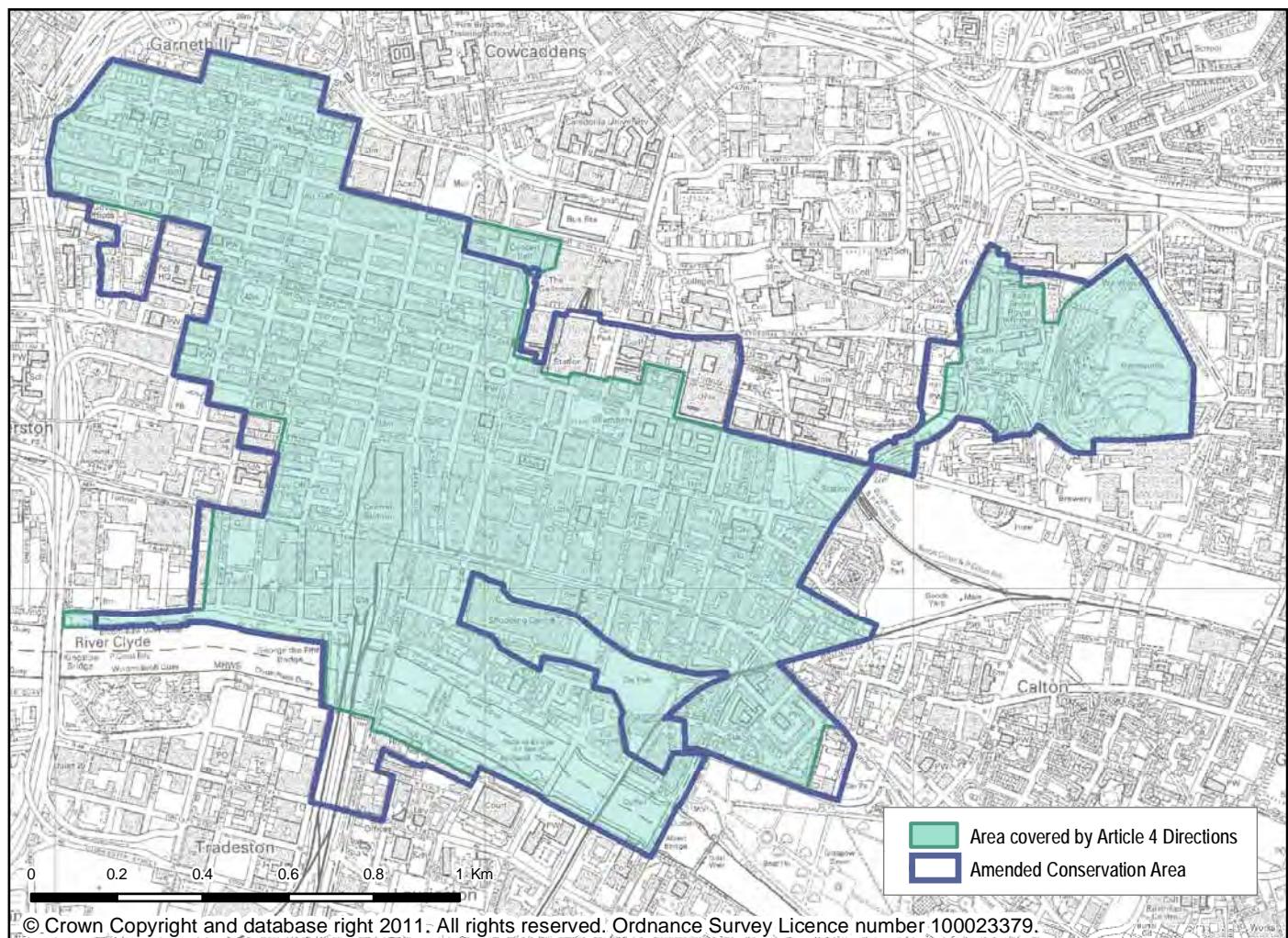
- City Centre Action Plan (2006-2011)
- Merchant City 5-Year Action Plan (2007–2012)
- The Broomielaw Masterplan (2002–2024)
- Custom House Quay Redevelopment (Planning Permission granted 2005)
- New Campus Glasgow Development Framework (2010)
- Strathclyde University Campus Development Plan (2011)

The Collegelands Masterplan for the land immediately adjacent to the conservation area, bounded by High Street, Duke Street and Hunter Street, is also of relevance.

The Glasgow & the Clyde Valley Strategic Development Plan is currently in preparation and scheduled for approval in 2012. A new Local Development Plan for Glasgow (to replace City Plan 2) is also being prepared and is due to be completed in 2014.

1. LOC 20. Poor maintenance of the corner of Garnethill Street and Buccleuch Street. © Fiona Jamieson.
2. LOC 21. Broken steps and poor-quality public realm on the footpath leading from the west end of Renfrew Street to Hill Street. © Fiona Jamieson.
3. LOC 22. Poor surfacing at Dalhousie Lane. © Fiona Jamieson.
4. LOC 18. Hill Street, where a number of traditional boundary railings that define the street edge are missing. © Fiona Jamieson.

ARTICLE 4 DIRECTIONS



Article 4 Directions in the City Centre

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequent amendments, the planning authority can seek approval of the Scottish Ministers for additional Directions that restrict permitted development rights.

The effect of an Article 4 Direction is to control minor works that, over time, could erode the character and appearance of the Conservation Area. Article 4 Directions do not preclude the carrying out of these works, but planning permission must be sought.

Glasgow City Council has sought Article 4 Directions that apply to the former boundary of Glasgow Central Conservation Area and adjacent areas in Sauchiehall Street, St Enoch Centre and associated sites east of Stockwell Street, and Broomielaw Quay, west of Washington Street (see map).

A review of Article 4 Directions was carried out as part of the Draft Appraisal as required by City Plan 2. This concluded that the existing Classes of Development (see table) should continue to be covered by Article 4 Directions and that they should be extended to cover the amended Conservation Area boundary in order to protect the character of the area.

However, on 6th February 2012, the Town and Country Planning (General Permitted Development (Scotland) Amendment Order 2011 (SSI 2011/357) came into force, removing householder Permitted Development Rights within Conservation Areas. Scottish Ministers are now considering other Permitted Development Rights. New Article 4 Directions for the City Centre will be considered on completion of this review as appropriate.

Class of Development	Description
Class 7(1)	The erection, construction, maintenance improvement or the alteration of a gate, fence, wall or other means of enclosure.
Class 9(1)	The stone cleaning or painting of the exterior of any building or works.
Class 14(1)	The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.
Class 15	The use of land (other than a building or land within the curtilage of a building) for any purpose, except as a caravan site or an open air market, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purposes of that use.
Class 27(1)	The carrying out on land within the boundaries of a private road or private way of works required for the maintenance or improvement of the road or way.
Class 28(1)	The carrying out of any works for the purposes of inspecting, repairing or renewing any sewer, main, pipe, cable or other apparatus, including breaking open any land for that purpose.
Classes 30, 31 and 32	Development by Local Authorities.
Class 39(1) ((a), (b), (c), (d), (e), and (f))	Development by Gas Suppliers.
Class 40(1) ((a), (b), (c), (d), (e) and (f))	Electricity undertakings.
Class 41(1) ((a), (b), (c), (d) and (e))	Tramway or road transport undertakings.
Class 43(1) (a)	Development required for the purposes of the Post Office consisting of the installation of posting boxes, posting pouches or self-service machines.
Class 67(1) ((a), (b), (c) and (d))	Development by Telecommunications Code System Operators.

- Map showing current extent of Article 4 Directions.

PART 3: GENERAL INFORMATION & APPENDICES

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Useful Websites

- Buildings At Risk Register
www.buildingsatrisk.org.uk
- Dictionary of Scottish Architects
www.scottisharchitects.org.uk
- Glasgow Building Preservation Trust
www.gbpt.org
- The Glasgow Story
www.theglasgowstory.com
- Glasgow University Library
www.lib.gla.ac.uk
- Historic Scotland
www.historic-scotland.gov.uk
- Institute of Historic Building Conservation
www.ihbc.org.uk
- The Mitchell Library
www.mitchelllibrary.org
- National Archives of Scotland
www.nas.gov.uk
- National Library of Scotland Map Library
www.nls.uk/maps
- Pastmap
www.pastmap.gov.uk
- Royal Commission on the Ancient & Historical Monuments of Scotland
www.rahms.gov.uk
- Scotland's Places
www.scotlandsplaces.gov.uk
- Scottish Cultural Resources Access Network (SCRAN)
www.scran.ac.uk
- Scottish Screen Archive
www.ssa.nls.uk
- Strathclyde University Library
www.lib.strath.ac.uk



FURTHER INFORMATION

Useful Contacts

For all planning, conservation, landscape, tree, building control and public safety related enquiries:
 Planning Service: City Design Group
 Phone 0141 287 8555.
www.glasgow.gov.uk

For grant enquiries:
 Glasgow City Heritage Trust
 Phone 0141 552 1331
www.glasgowheritage.org.uk

Additional enquiries:
 Historic Scotland
 Phone 0131 668 8600
www.historic-scotland.gov.uk

Buildings At Risk Register:
www.buildingsatrisk.org.uk
 Phone 0131 651 6854

Useful Publications

The adopted **Glasgow City Plan 2 (2009)** is available on the Council's website. It sets out all the policies and accompanying guidance designed to protect and enhance the historic and natural environment of the Conservation Area.

www.glasgow.gov.uk
 and follow the links
Business
City Plan

Historic Scotland Technical Conservation Group's series of **INFORM Guides**, is available from Historic Scotland or can be downloaded from their website. These are short leaflets that give owners of traditional buildings information on repair and maintenance.

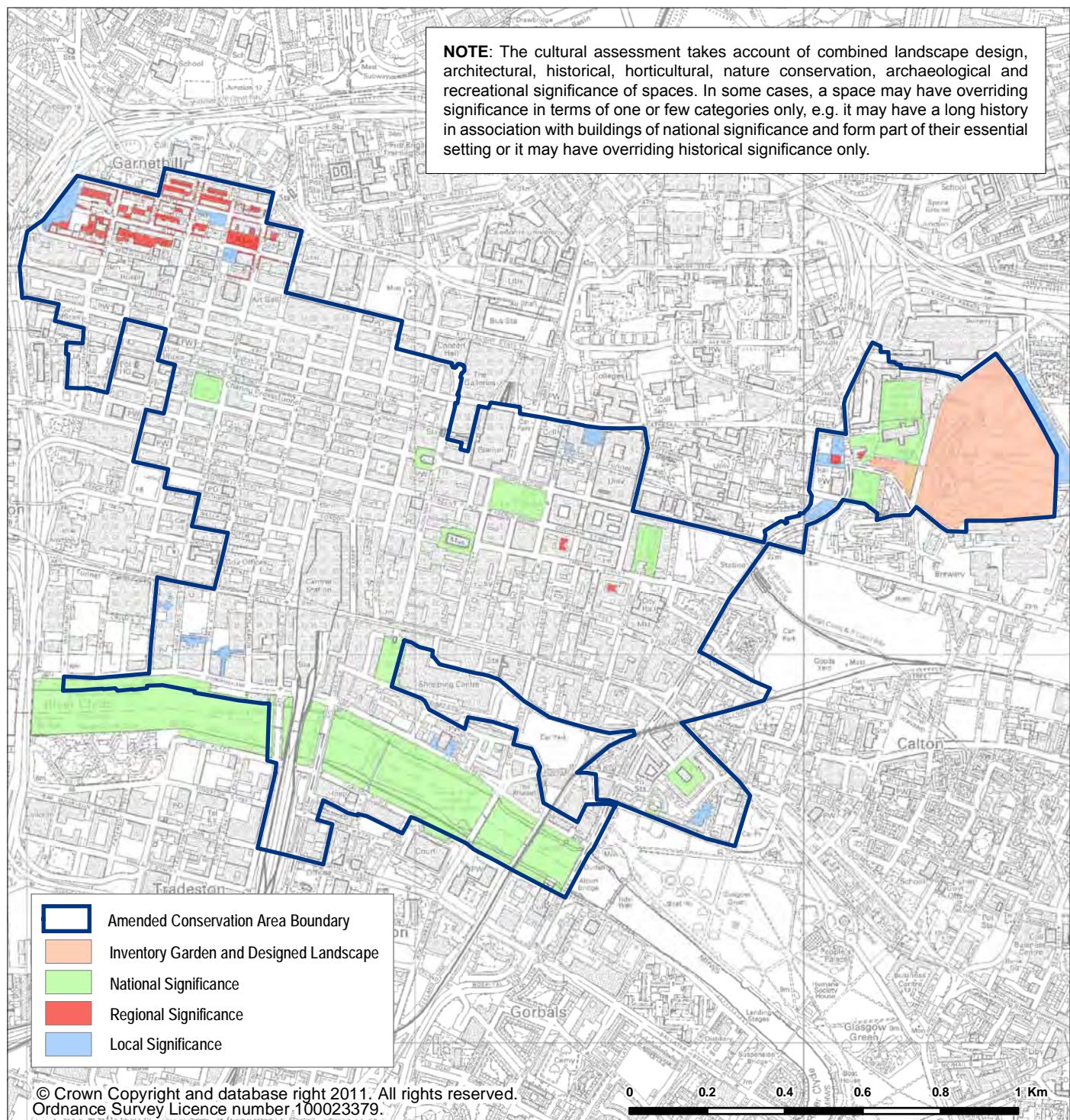
www.historic-scotland.gov.uk/index/learning/freepublications.htm

Historic Scotland's [Guide to the Protection of Scotland's Listed Buildings \(2009\)](#), [Scottish Historic Environment Policy \(2009\)](#), [Managing Change in the Historic Environment](#) guidance notes (various dates) and [New Design in Historic Settings](#) are available from the same address.

1. Mercurius by Sandy Stoddart, 1990, Italian Centre, John Street.

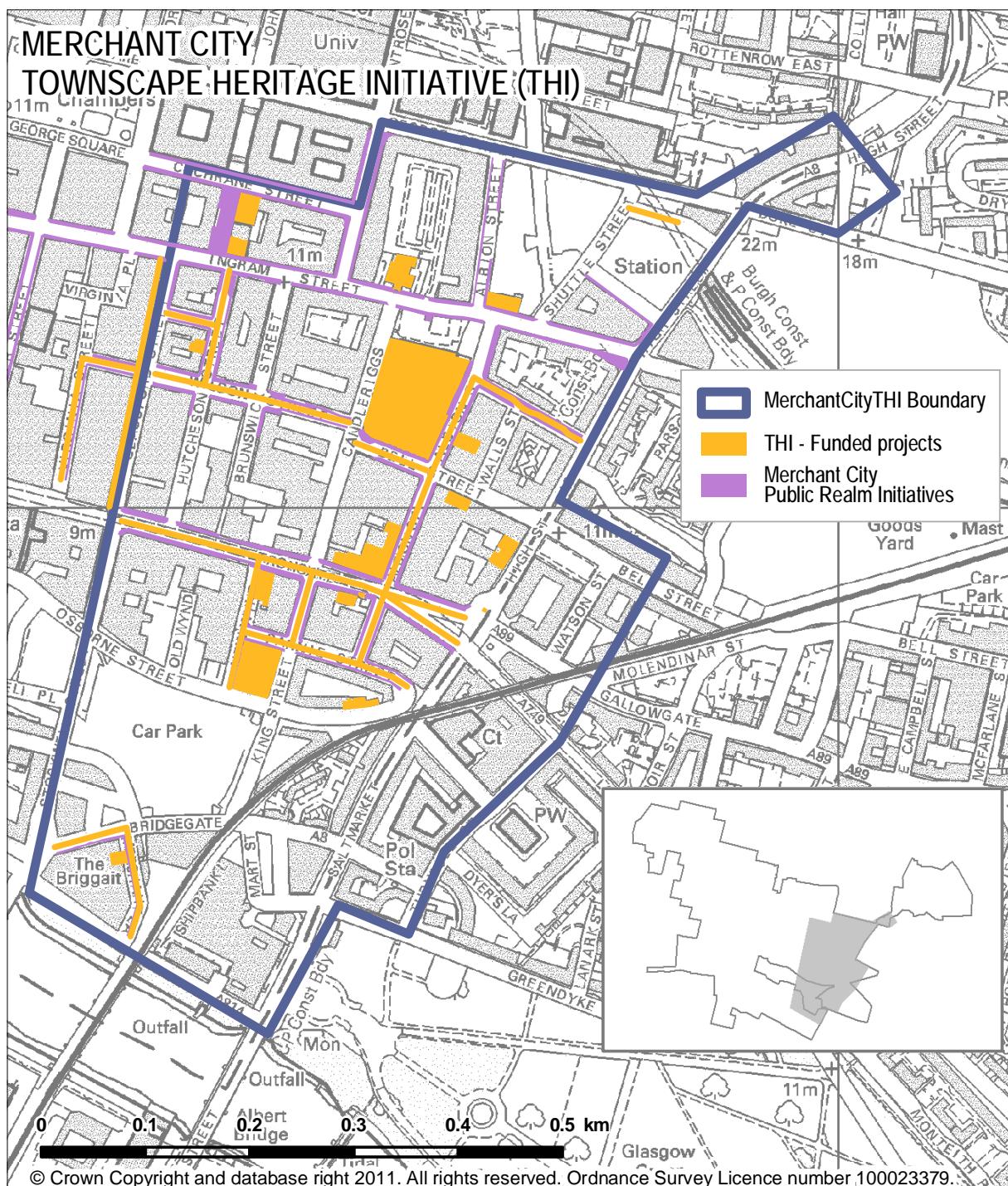
APPENDIX A

Cultural Significance Of Open Spaces



APPENDIX B

Merchant City Townscape Heritage Initiative Map of projects undertaken 2001-11



APPENDIX C

Summary of Recommended Actions Arising from the Draft Glasgow Central Conservation Area Appraisal

Recommended Administrative Actions

- Extension of Article 4 Directions to cover the amended Glasgow Central Conservation Area boundary.
- Consideration of the designation of a separate Conservation Area potentially covering Glasgow Green, Clyde Riverbanks & Richmond Park.
- Preparation of a Management Plan for Glasgow Central Conservation Area.

Recommended Management Plan Considerations

A conservation area management plan is normally based on the issues identified in a conservation area appraisal. It takes these issues as a basis for planning the preservation and enhancement of the conservation area over a set time period. The plan should identify relevant stakeholders and consider the co-ordination, resourcing and programming of preservation and enhancement opportunities. In some cases the opportunities might be addressed through existing mechanisms, but others might require further research or the development of new initiatives/projects. At this stage of the appraisal process, the identified area-wide and local opportunities include:

General Conservation Area-wide Opportunities (numbered with prefix 'GEN'; see pages 145-154 for further details)

- GEN 1: Proactive heritage-led management of the Conservation Area
- GEN 2: Improved access, interpretation, education and community engagement
- GEN 3: Improved traffic management
- GEN 4: Provision of information and advice to owners and occupiers
- GEN 5: Increased maintenance
- GEN 6: Repair of listed and unlisted buildings
- GEN 7: Promotion of use of vacant buildings and upper floors
- GEN 8: Presumption in favour of retaining listed buildings and unlisted buildings of townscape interest/merit that make a positive contribution to the character of the Conservation Area
- GEN 9: Speedy removal of graffiti
- GEN 10: Protection of scheduled monuments and archaeological sites
- GEN 11: Promotion of sensitive alterations
- GEN 12: Control of minor works
- GEN 13: Promotion of high-quality shopfront design
- GEN 14: Redevelopment of gap sites and temporary surface car parks
- GEN 15: Promotion of sympathetic, high-quality, new development
- GEN 16: Sensitive siting of new tall buildings
- GEN 17: Continued programme of improving the public realm
- GEN 18: Upgrading of back lanes, wynds and courtyards
- GEN 19: Improvement of street lighting
- GEN 20: Promotion of appropriate architectural lighting
- GEN 21: Improved arrangements for storage of refuse
- GEN 22: Reduction of street clutter
- GEN 23: Protection of sites included in Historic Scotland's Inventory of Gardens and Designed Landscapes
- GEN 24: Protection of green space and the green network
- GEN 25: Enhancement of landscape and open spaces

Local Opportunities (numbered with prefix 'LOC'; see pages 154-160 for further details)

Cathedral Character Area

- LOC 1: Improvement of the poor condition of parts of the Necropolis
- LOC 2: Improvement of the poor condition of the Cathedral North 'New' Burial Ground
- LOC 3: Protection of the Cathedral spire as a landmark feature
- LOC 4: Re-connection of the Castle Street and High Street area to surrounding districts
- LOC 5: Upgrading of the public realm in Cathedral Square Gardens
- LOC 6: Re-establishment of the historic building line on the High Street south of Rottenrow

Merchant City Character Area

- LOC 7: Maintaining and extending the benefits of the Merchant City Initiative in revitalising the area
- LOC 8: Preservation of street pattern and focussed views to landmark structures
- LOC 9: Redevelopment of gap sites and surface car parks
- LOC 10: Refurbishment of George Square
- LOC 11: Reopening and upgrading of lanes and wynds.

Broomielaw, St Enoch & River Clyde Character Area

- LOC 12: Protection of the function and character of the River Clyde
- LOC 13: Repair and refurbishment of the Albert Bridge
- LOC 14: Redevelopment of gap sites and surface car parks
- LOC 15: Upgrading of Custom House Quay Gardens, Clyde Riverbanks, Bridges and Walkway

Business District & Blythswood Character Area

- LOC 16: Redevelopment of gap sites
- LOC 17: Refurbishment of Blythswood Square

Garnethill Character Area

- LOC 18: Action to improve the condition of Garnethill Private Gardens
- LOC 19: Removal of poor-quality minor extensions
- LOC 20: Improvement of sites at Renfrew Street, Buccleuch Street and Dalhousie Lane
- LOC 21: Improvement of public realm at Dalhousie Steps and Renfrew Street to Buccleuch Street open space
- LOC 22: Upgrading of Buccleuch and Dalhousie Lanes
- LOC 23: Consideration of architectural lighting

For further information and advice relating to conservation areas or heritage issues generally contact:

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